

# \$325,000 - 2203, 450 Sage Valley Drive Nw, Calgary

MLS® #A2232526

**\$325,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home in the heart of Sage Hill, where thoughtful design meets everyday comfort. This beautifully upgraded 2-bedroom, 2-bathroom low-rise condo is the perfect blend of function and style. Step inside and fall in love with the STUNNING kitchen - a true centerpiece featuring a built-in microwave and wall oven, a sleek cooktop with a designer hood fan, and rich cabinetry that adds warmth and elegance. The open layout offers a dedicated space for your dining table, while the island provides additional seating. Luxury vinyl plank flooring flows through the kitchen, dining, primary and living areas, creating a seamless and modern feel. Plush carpet adds comfort to both bedrooms, chic tile completes the bathrooms, and natural light pours in from the west-facing windows, bathing the entire space in sunshine. The living room is spacious and easy to furnish, while the private balcony (with gas hookup) is perfect for summer BBQs and evening sunsets. The primary suite is a true retreat, offering a walk-through closet and a luxurious 4-piece ensuite with double vanities, spa-inspired shower, and ample storage. The second bedroom is bright and versatile, located next to a 4-piece bathroom complete with a tub shower. Additional features include: convenient in-suite laundry, neatly tucked away with extra shelving, an above-ground parking stall, ideally located near the front entrance, and a secure underground storage locker for seasonal and bulky items. Sage Hill is one of NW



Calgary’s most desirable communities - surrounded by green space, walking paths, and natural ravines. You'll love the proximity to grocery stores, restaurants, shopping, and fitness centers, with easy access to Stoney Trail, Shaganappi Trail, and major commuter routes. Whether you're heading downtown or out of town, getting where you need to go is simple. Perfect for first-time buyers, downsizers, or investors - this condo checks all the boxes. A truly SMART move!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232526          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 833               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 2203, 450 Sage Valley Drive Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R0V5                         |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                 |
| Parking        | Off Street, Stall, Titled         |

## Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Built-In Oven                |
| Heating           | Baseboard                                                                                                                |
| Cooling           | None                                                                                                                     |
| # of Stories      | 4                                                                                                                        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Lighting                            |
| Construction      | Stone, Wood Frame, Composite Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 115             |
| Zoning         | M-1 d100        |
| HOA Fees       | 79              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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