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

MLS® #A2232526

$325,000

2 Bedroom, 2.00 Bathroom, 833 sqft
Single Family 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

Calgaryâ€™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! (id:6289)

Built in 2017

Essential Information

Listing #	A2232526
Price	$325,000
Bedrooms	2
Bathrooms	2.00
Square Footage	833
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

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

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Composite Siding, Stone
Construction	Wood frame

Listing Details

Listing Office	CIR Realty

Listing information last updated on October 13th, 2025 at 3:17pm PDT