

\$259,000 - 3103, 450 Sage Valley Drive Nw, Calgary

MLS® #A2254987

\$259,000

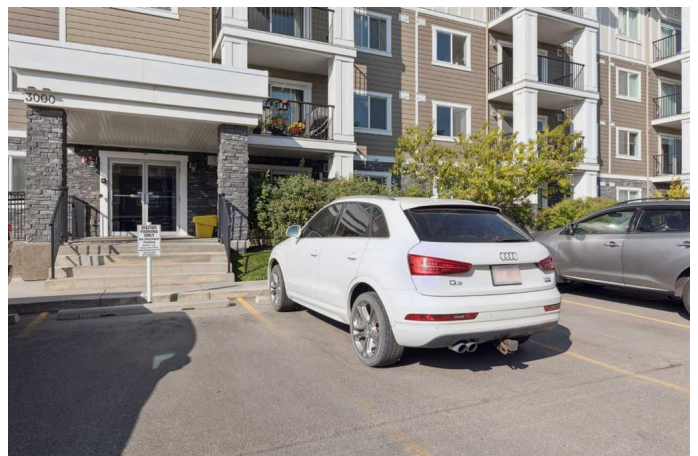
1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Sage Place Unit #3103, where 581 sq ft feels remarkably spacious! This bright and inviting open floor plan is enhanced by a large NE balcony door, flooding the unit with natural light. Enjoy a sophisticated living experience with modern finishes, including upgraded lighting and hardware, elegant quartz countertops, and custom blinds in the primary bedroom. The tiled bathroom floor adds a touch of luxury, while the versatile flex space at the front entry offers additional functionality. The peninsula island not only provides ample prep space but also serves as a stylish seating area for hosting. You'll have the flexibility to create a dedicated dining area or expand your living room for even more comfort. Stay cool during the warm months with air conditioning—perfect for those 28 days a year when it's truly needed! The primary bedroom is generously sized, featuring a spacious walk-in closet and convenient access to the main bathroom. The double balcony, surrounded by mature landscaping, offers a rare sense of privacy and feels surprisingly expansive—an exclusive feature of the main floor units. Plus, your parking space is just steps away, located less than 10 feet from the balcony and positioned directly in front of the unit. With only one common wall, this unit provides a serene living environment. Don't miss your chance to experience modern living at its finest in this stunning unit!

Built in 2016



Essential Information

MLS® #	A2254987
Price	\$259,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3103, 450 Sage Valley Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V5

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Ceiling Fan(s), No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	September 7th, 2025
Days on Market	20
Zoning	M-1 d100

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.