

# 2302 - 450 SAGE VALLEY DRIVE NW



Rick Easthope

403-999-1397

[rick@themckelviigroup.com](mailto:rick@themckelviigroup.com)

[www.themckelviigroup.com](http://www.themckelviigroup.com)



**THE MCKELVIE GROUP**

CALGARY & AREA | REAL ESTATE

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# 2302 - 450 SAGE VALLEY DRIVE NW

Welcome to Sage Place, nestled in the heart of Sage Hill, one of NW Calgary's most sought-after communities, where comfort, convenience, and a true sense of neighbourhood effortlessly come together. This is your opportunity to own one of the larger floorplans in the complex, a bright, beautifully appointed corner unit designed for both everyday living and relaxed entertaining. From the moment you step into the private foyer, the thoughtful layout and elevated finishes make an impression. As a corner unit, this home is bathed in natural light, with expansive windows that create an open, airy atmosphere throughout the main living spaces. Premium laminate flooring runs through the principal areas, offering lasting durability and understated style, while the bedrooms provide a warm and cozy retreat underfoot. The kitchen is the heart of this home, featuring granite countertops, full-height cabinetry, and a premium stainless steel appliance package that blends functionality with sophistication. Whether you are hosting friends for a dinner party or savouring a quiet morning coffee, the oversized dining area & generous living room offer the perfect setting to gather, relax, and connect. Step through the sliding doors onto your large private deck, complete with natural gas for the BBQ, an ideal extension of your living space, perfect for summer evenings, weekend grilling, or simply unwinding after a long day with a glass of wine in hand. The floorplan includes two spacious bedrooms plus a versatile den. The primary retreat features a private 3-piece ensuite and dual his & hers closets, delivering both comfort and practical everyday storage. The second bedroom is thoughtfully positioned adjacent to the full 4-piece bathroom, making it ideal for guests, family. The spacious den adds exceptional flexibility, whether you envision a home office, a personal workout space, or occasional guest accommodations, it easily adapts to your lifestyle needs. Rounding out this exceptional package is titled underground heated parking and assigned storage in a secure parkade, offering year-round comfort and genuine peace of mind. Living at Sage Place means embracing a lifestyle of convenience. Just steps from your door you will find grocery stores, banking, fitness studios, restaurants, pubs, and all the everyday amenities you need, making daily errands seamless and evenings out a breeze. Quick access to major roadways means commuting anywhere in the city is simple & stress-free. Sage Hill delivers, scenic pathways, beautiful green spaces, and a warm, welcoming community that residents are proud to call home. Whether you are a young professional seeking a stylish, low-maintenance base in a well-connected neighbourhood, a first-time buyer stepping, a downsizer seeking a relaxed lifestyle, or an investor adding a quality asset to your portfolio, this immaculate professionally managed condo offers the space, the light, and the lifestyle you have been searching for.

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**450 Sage Valley Drive NW # 2302 Calgary, AB T3R 0V5**

**DOM:** 0    **LP:** \$375,000.00

**A2287611**

**OP:**

**Large Corner Unit in Sage Hill with Premium Finishings and an Exceptional Floorplan**



<b>Class:</b>	Apartment	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Sage Hill
<b>Type:</b>	Low Rise (2-4 stories)	<b>Ttl Beds:</b>	2
<b>Levels:</b>	Single Level Unit	<b>F/H Bth:</b>	2/0
<b>Year Built:</b>	2015	<b>RMS SQFT:</b>	976.82
<b>LINC#:</b>	<a href="#">0036738029</a>	<b>LP/SF:</b>	\$383.90
<b>Arch Style:</b>	Apartment-Single Level Unit	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	SF  SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>		<b>Lot:</b>	<b>Condo:</b> Yes
<b>Legal Desc:</b>	1512029;219		
<b>Legal Pln:</b>	1512029 Blk:		
<b>Zoning:</b>	M-1 d100	<b>Tax Amt/Yr:</b>	\$2,611.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	W
<b>Restrict:</b>	Pet Restrictions or Board approval Required		

**Public Remarks:** Welcome to Sage Place, nestled in the heart of Sage Hill, one of NW Calgary's most sought-after communities, where comfort, convenience, and a true sense of neighbourhood effortlessly come together. This is your opportunity to own one of the larger floorplans in the complex, a bright, beautifully appointed corner unit designed for both everyday living and relaxed entertaining. From the moment you step into the private foyer, the thoughtful layout and elevated finishes make an impression. As a corner unit, this home is bathed in natural light, with expansive windows that create an open, airy atmosphere throughout the main living spaces. Premium laminate flooring runs through the principal areas, offering lasting durability and understated style, while the bedrooms provide a warm and cozy retreat underfoot. The kitchen is the heart of this home, featuring granite countertops, full-height cabinetry, and a premium stainless steel appliance package that blends functionality with sophistication. Whether you are hosting friends for a dinner party or savouring a quiet morning coffee, the oversized dining area & generous living room offer the perfect setting to gather, relax, and connect. Step through the sliding doors onto your large private deck, complete with natural gas for the BBQ, an ideal extension of your living space, perfect for summer evenings, weekend grilling, or simply unwinding after a long day with a glass of wine in hand. The floorplan includes two spacious bedrooms plus a versatile den. The primary retreat features a private 3-piece ensuite and dual his & hers closets, delivering both comfort and practical everyday storage. The second bedroom is thoughtfully positioned adjacent to the full 4-piece bathroom, making it ideal for guests, family. The spacious den adds exceptional flexibility, whether you envision a home office, a personal workout space, or occasional guest accommodations, it easily adapts to your lifestyle needs. Rounding out this exceptional package is titled underground heated parking and assigned storage in a secure parkade, offering year-round comfort and genuine peace of mind. Living at Sage Place means embracing a lifestyle of convenience. Just steps from your door you will find grocery stores, banking, fitness studios, restaurants, pubs, and all the everyday amenities you need, making daily errands seamless and evenings out a breeze. Quick access to major roadways means commuting anywhere in the city is simple & stress-free. Sage Hill delivers, scenic pathways, beautiful green spaces, and a warm, welcoming community that residents are proud to call home. Whether you are a young professional seeking a stylish, low-maintenance base in a well-connected neighbourhood, a first-time buyer stepping, a downsizer seeking a relaxed lifestyle, or an investor adding a quality asset to your portfolio, this immaculate professionally managed condo offers the space, the light, and the lifestyle you have been searching for.

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b>	<b>2</b>	<b>Main:</b>	90.75	<b>Mtr2</b>	976.82	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	0	1	0	0	<b>Rms Abv:</b>	<b>6</b>	<b>Total AG:</b>	90.75	<b>Mtr2</b>	976.82	<b>SqFt</b>

**Property Information**

<b>Basement:</b>		<b>Laundry Ft:</b>	In Unit
<b>Heating:</b>	Baseboard	<b>Cooling:</b>	None
<b>Construction:</b>	Composite Siding, Stone, Wood Frame	<b>Fireplaces:</b>	0
<b>Foundation:</b>		<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate
<b>Exterior Feat:</b>	Lighting	<b>Fencing:</b>	
<b>Roof Type:</b>		<b>Patio/Porch:</b>	Balcony(s), See Remarks
<b>Reports:</b>	None		
<b>Warranty:</b>	None		
<b>Parking:</b>	Heated Garage, Secured, Titled, Underground <b>Total:</b> 1		
<b>Features:</b>	Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Comm Feature:</b>	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
<b>Goods Include:</b>	N/A		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	N/A		

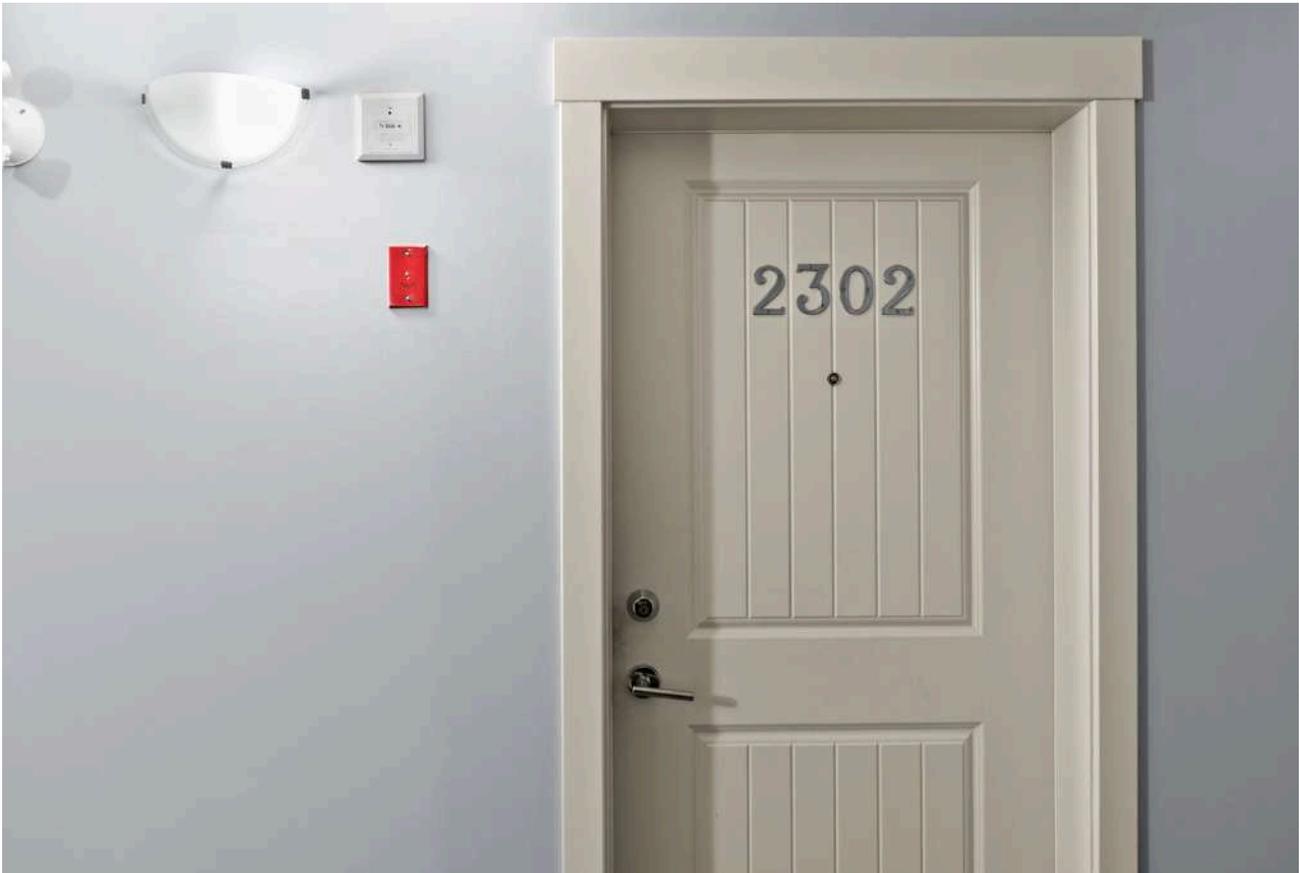




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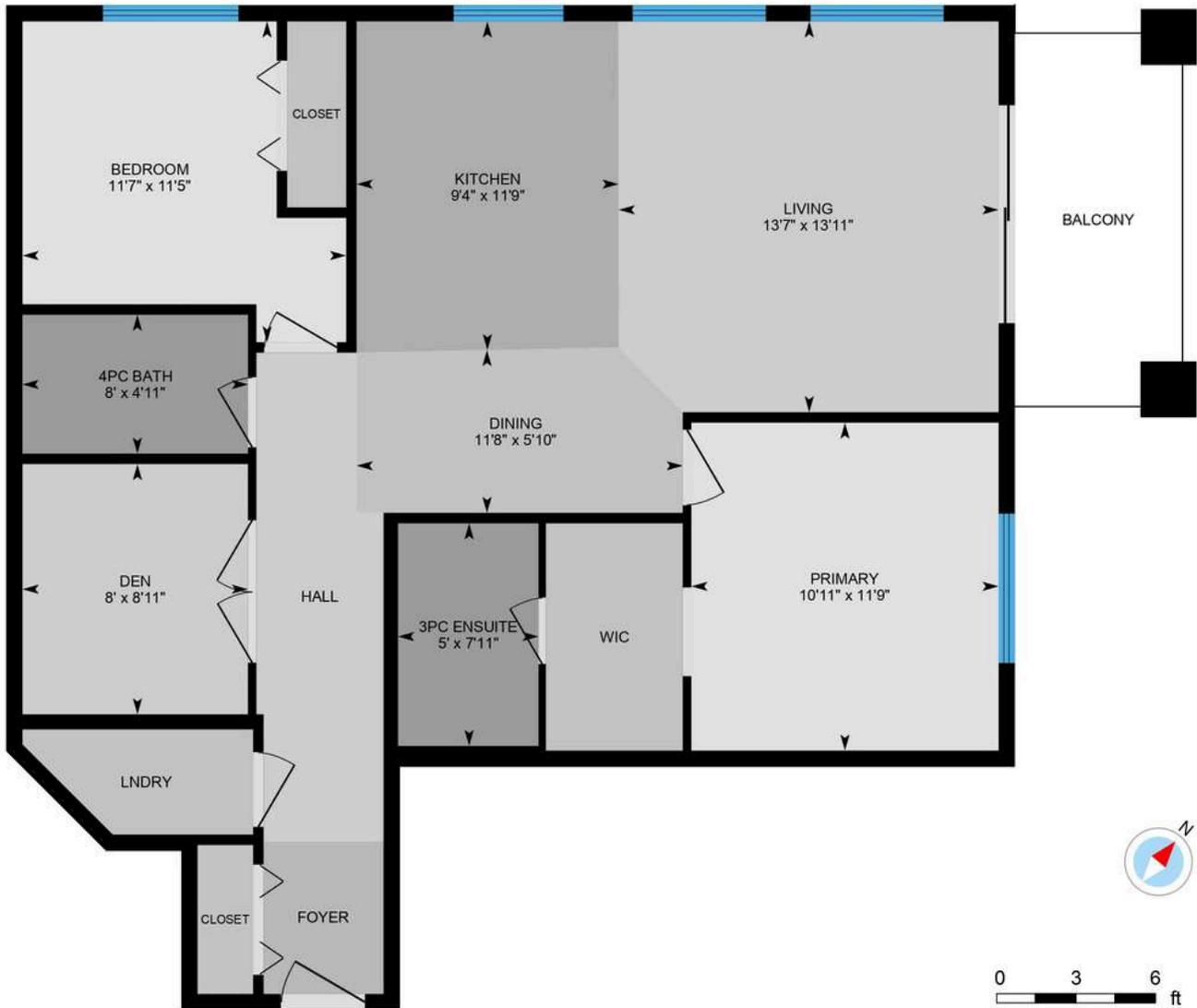
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# THE FLOOR PLAN

MAIN FLOOR:  
INTERIOR AREA: 976.82 SQ. FT.



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# ROOM DIMENSIONS

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## **Main Building**

### MAIN FLOOR

3pc Ensuite: 7'11" x 5'

4pc Bath: 4'11" x 8'

Bedroom: 11'5" x 11'7"

Den: 8'11" x 8'

Dining: 5'10" x 11'8"

Kitchen: 11'9" x 9'4"

Living: 13'11" x 13'7"

Primary: 11'9" x 10'11"

## **Main Building**

### MAIN FLOOR

Interior Area: 976.82 sq ft

## **Total Above Grade Floor Area, Main Building**

Interior Area: 976.82 sq ft

## **Total Area (Above & Below Grade), Main Building**

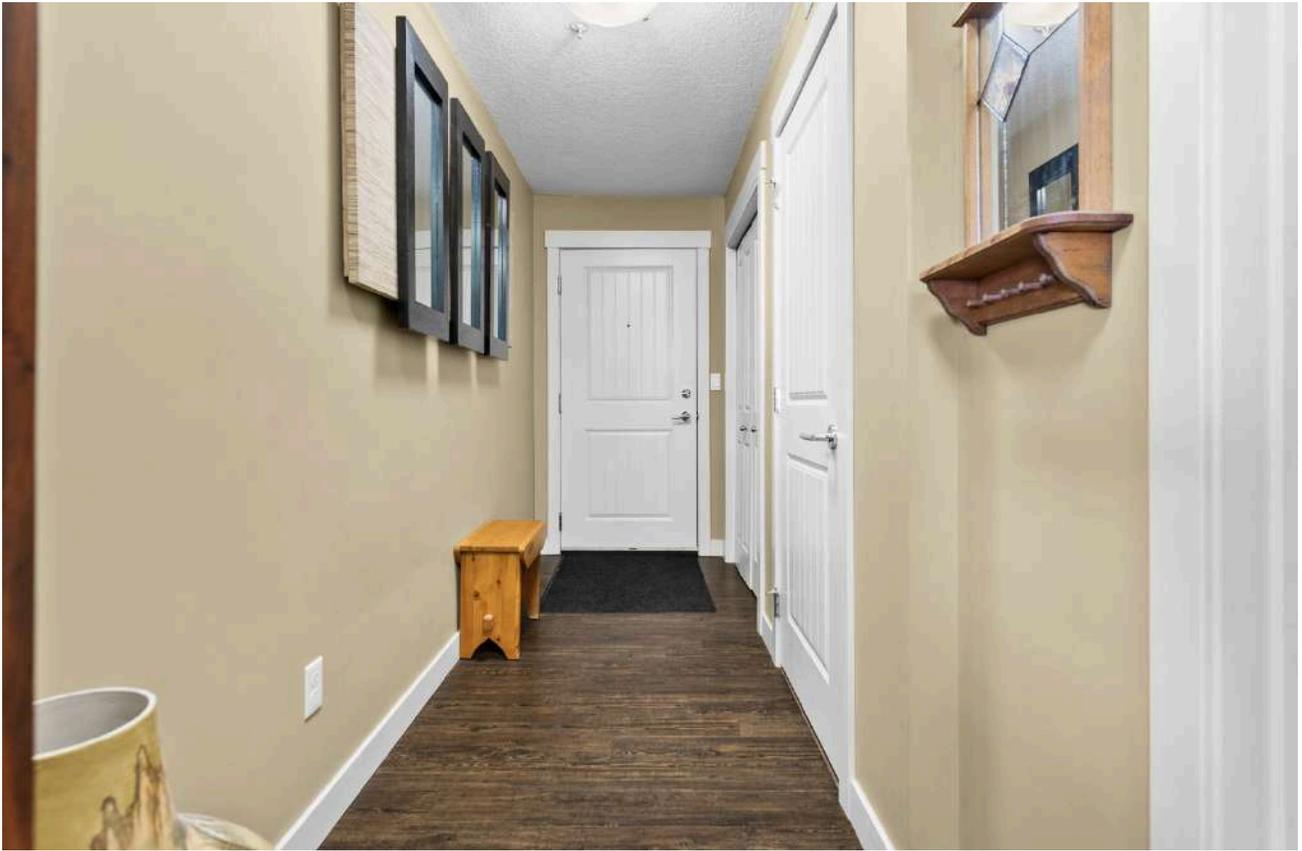
Interior Area: 976.82 sq ft

## **ROOM MEASUREMENTS**

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

## **FLOOR AREA INFORMATION**

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



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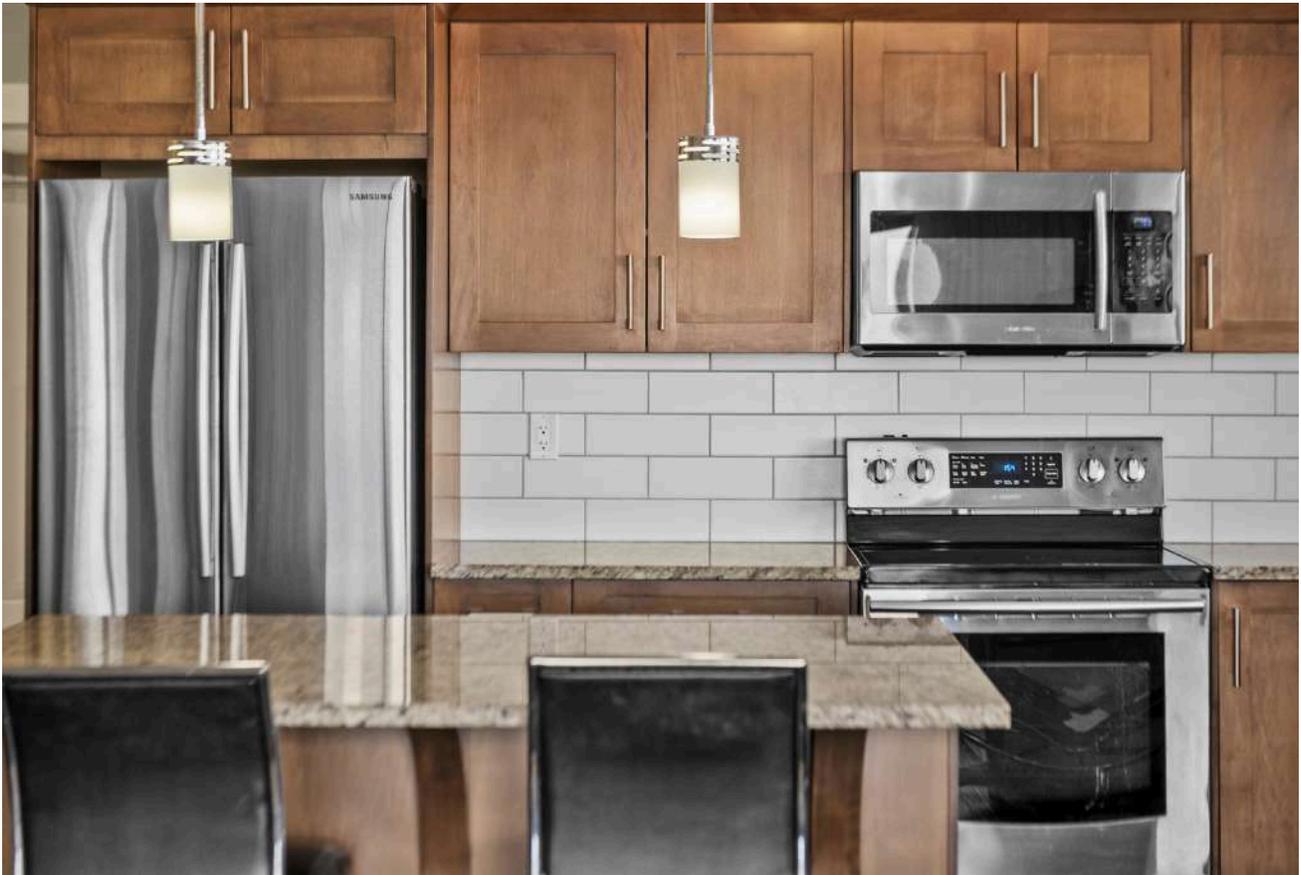




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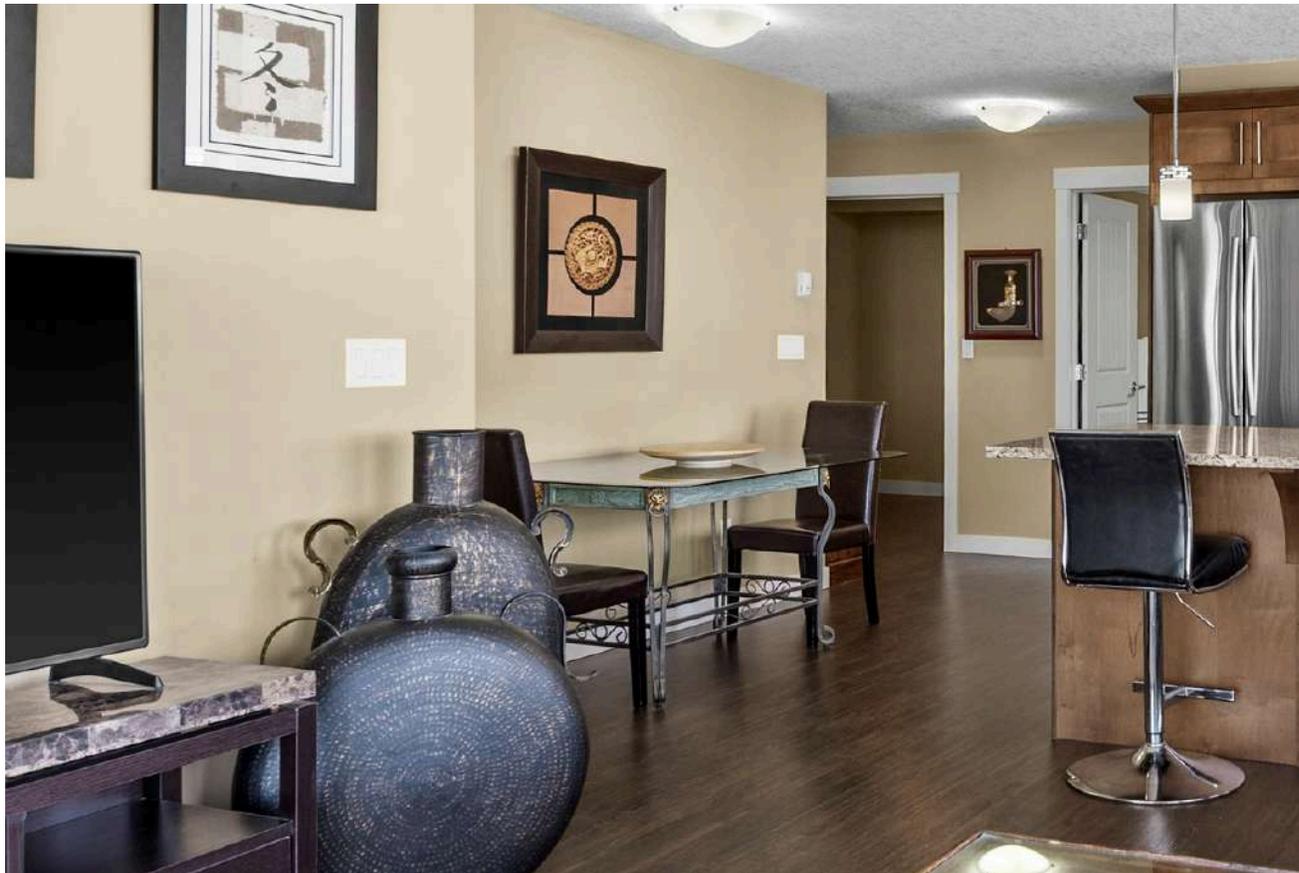
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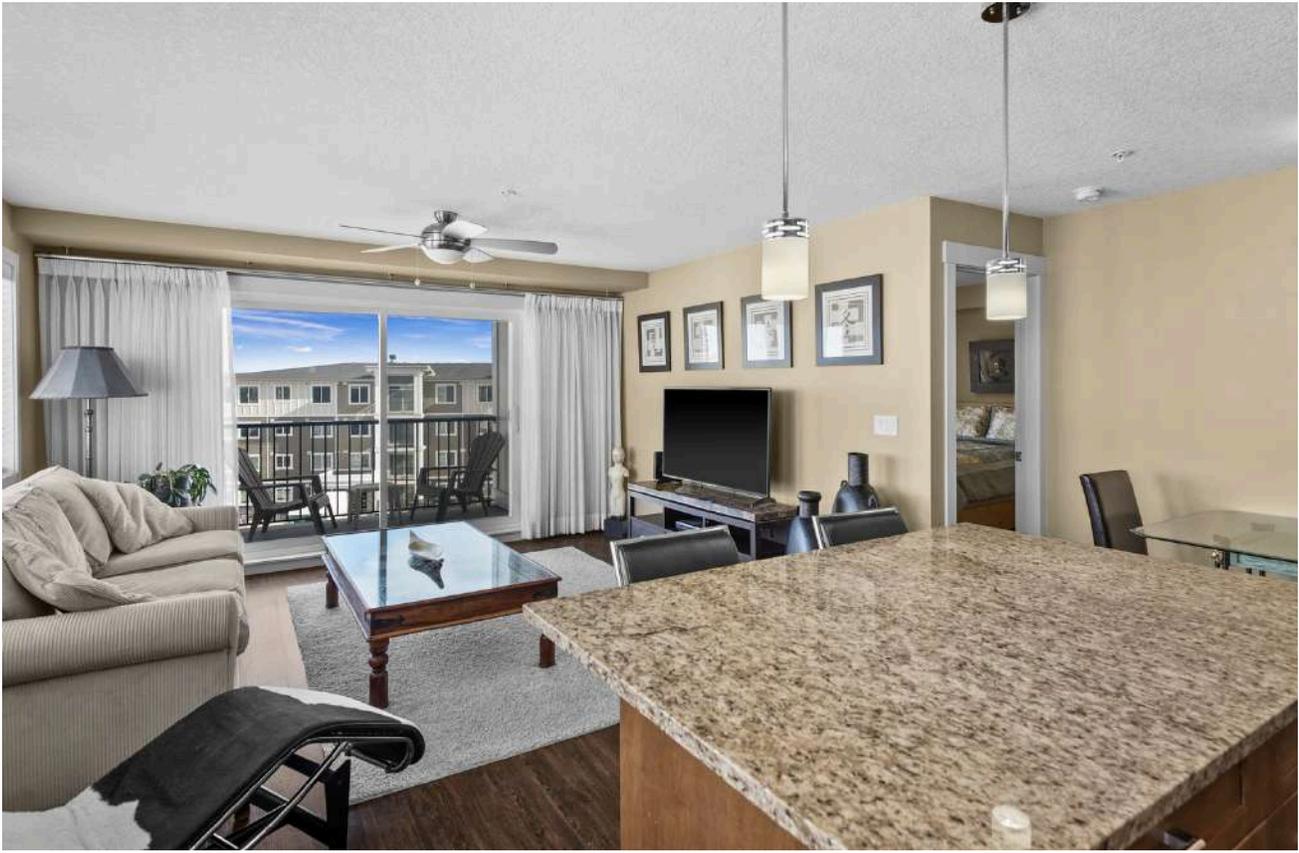
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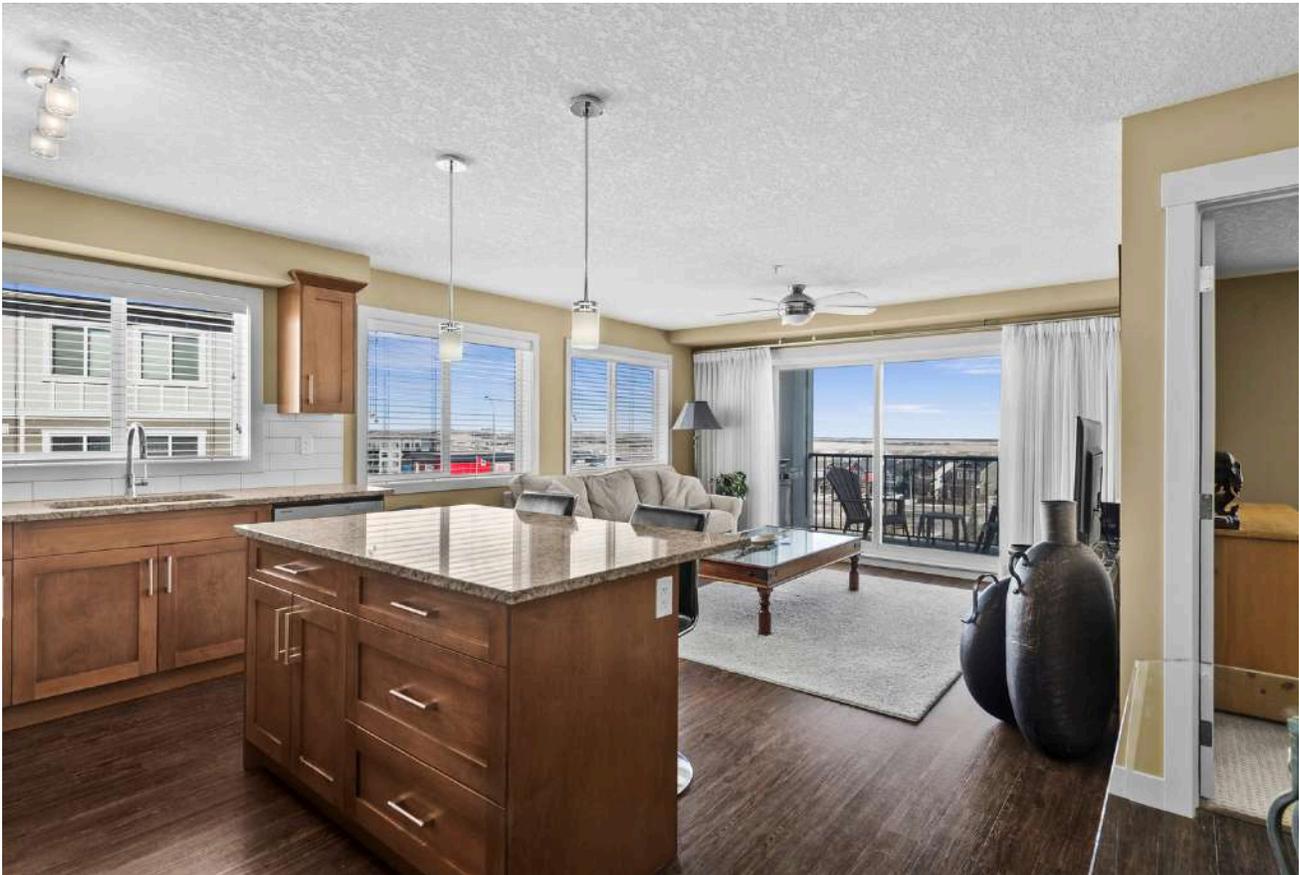


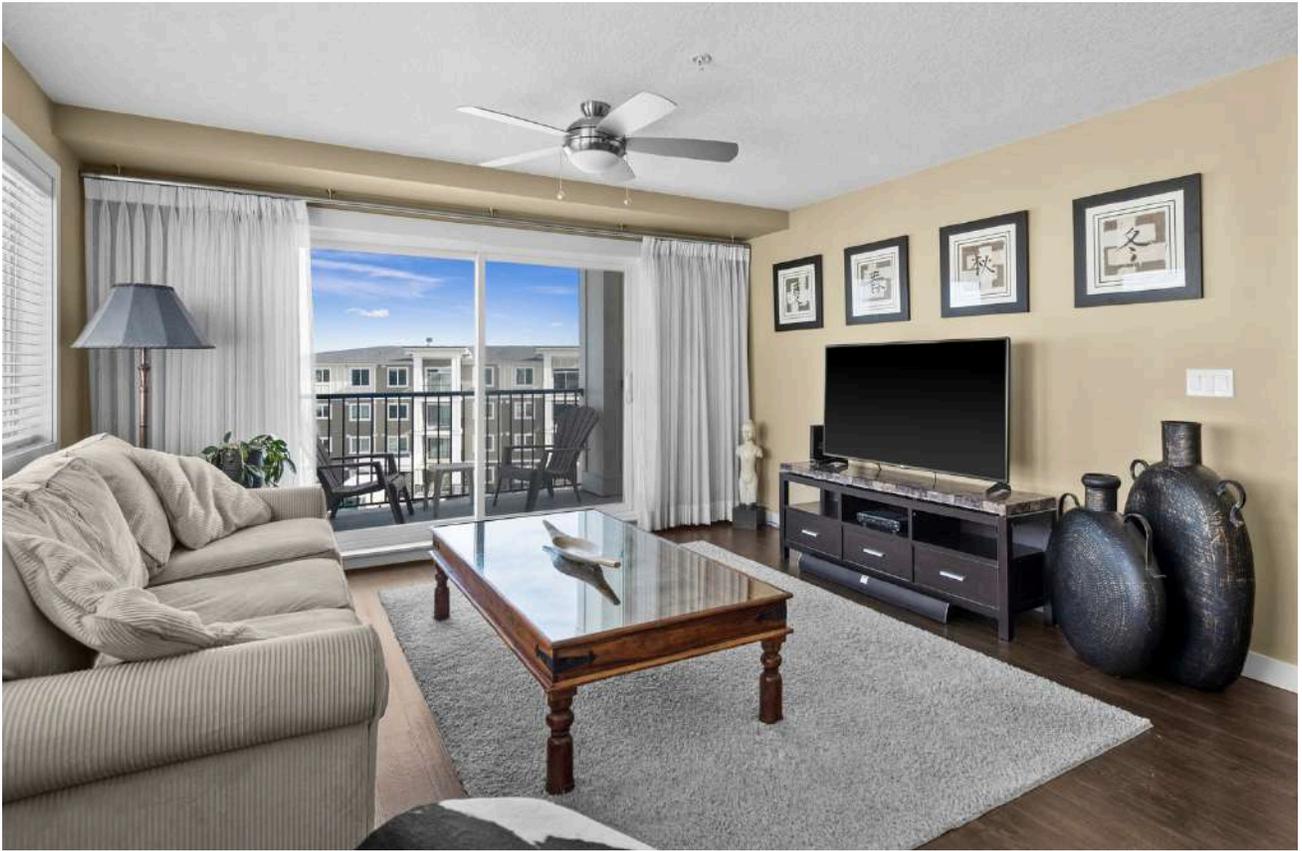


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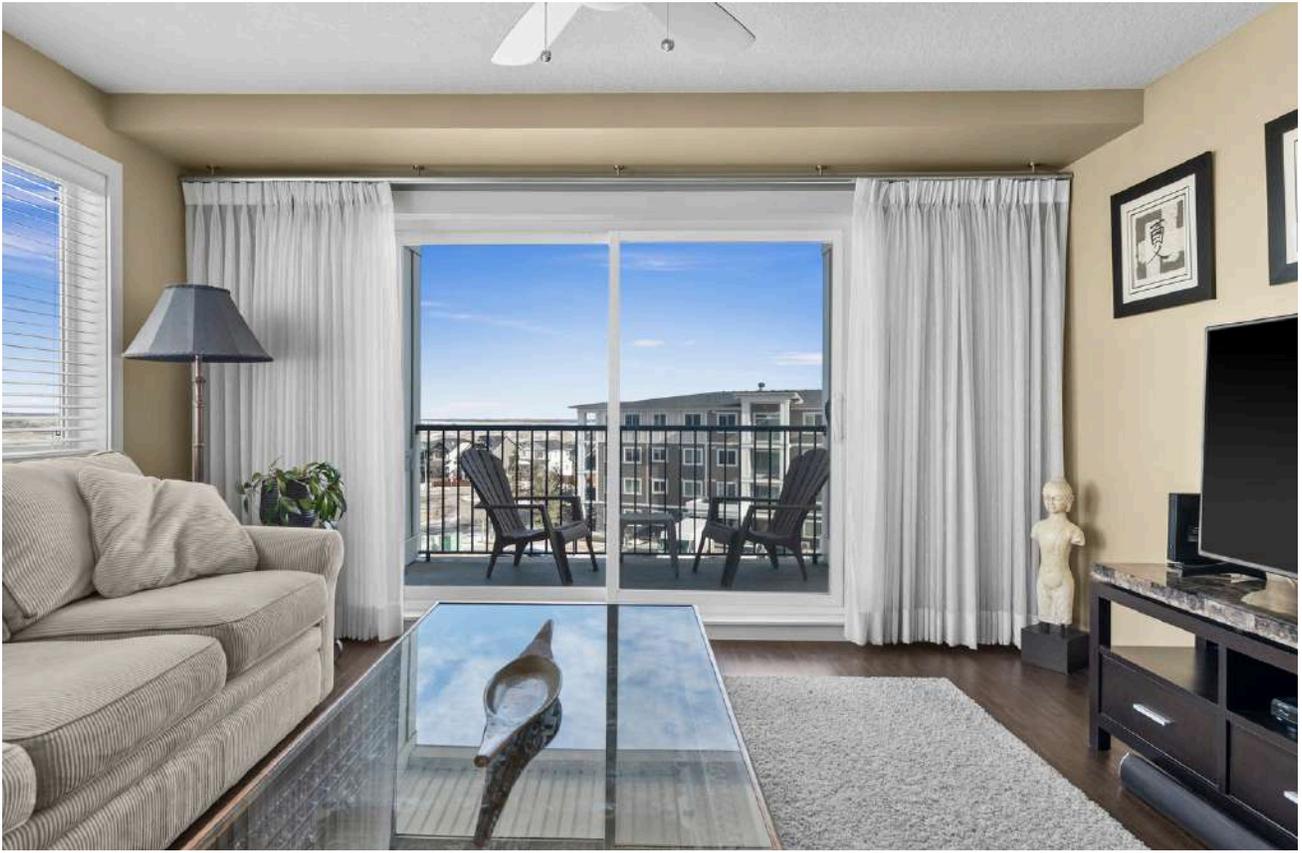


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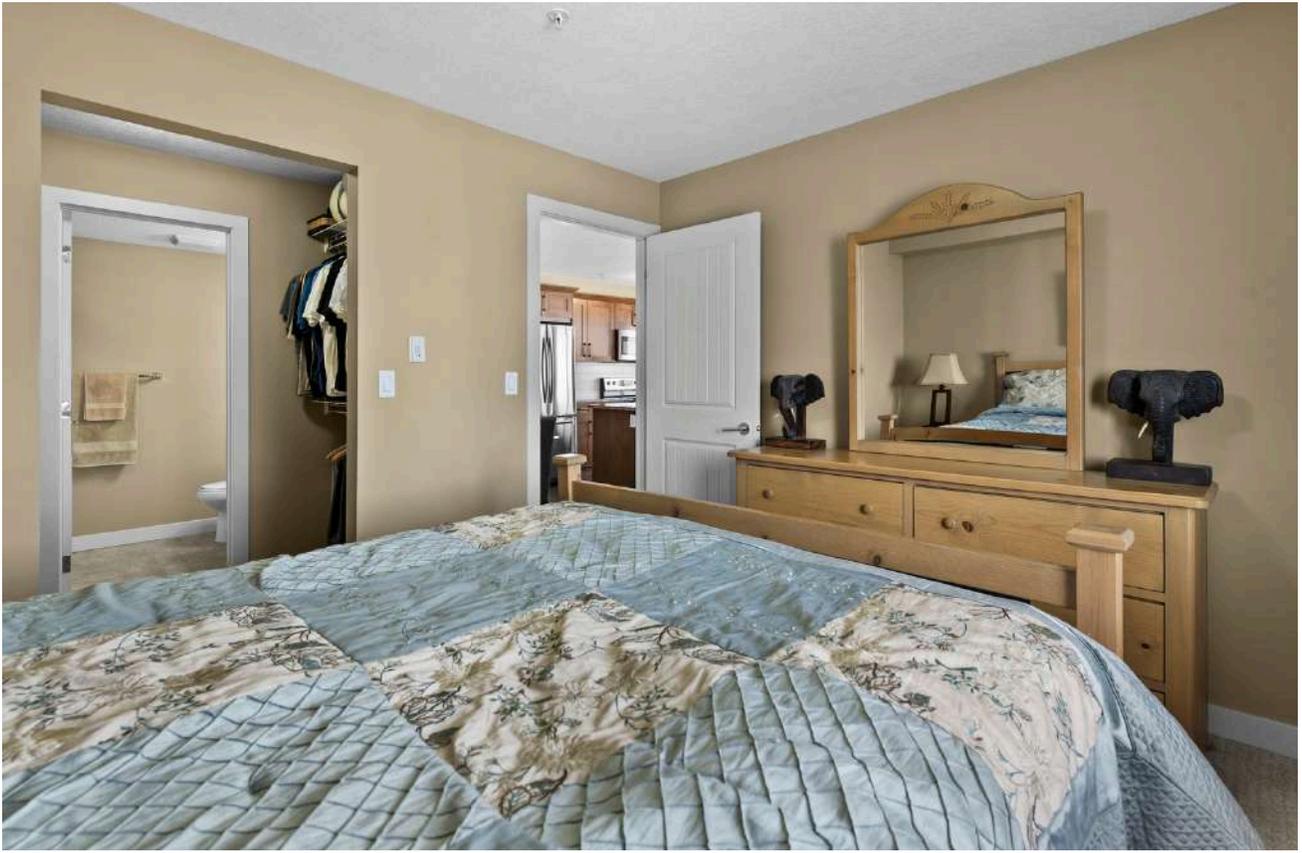


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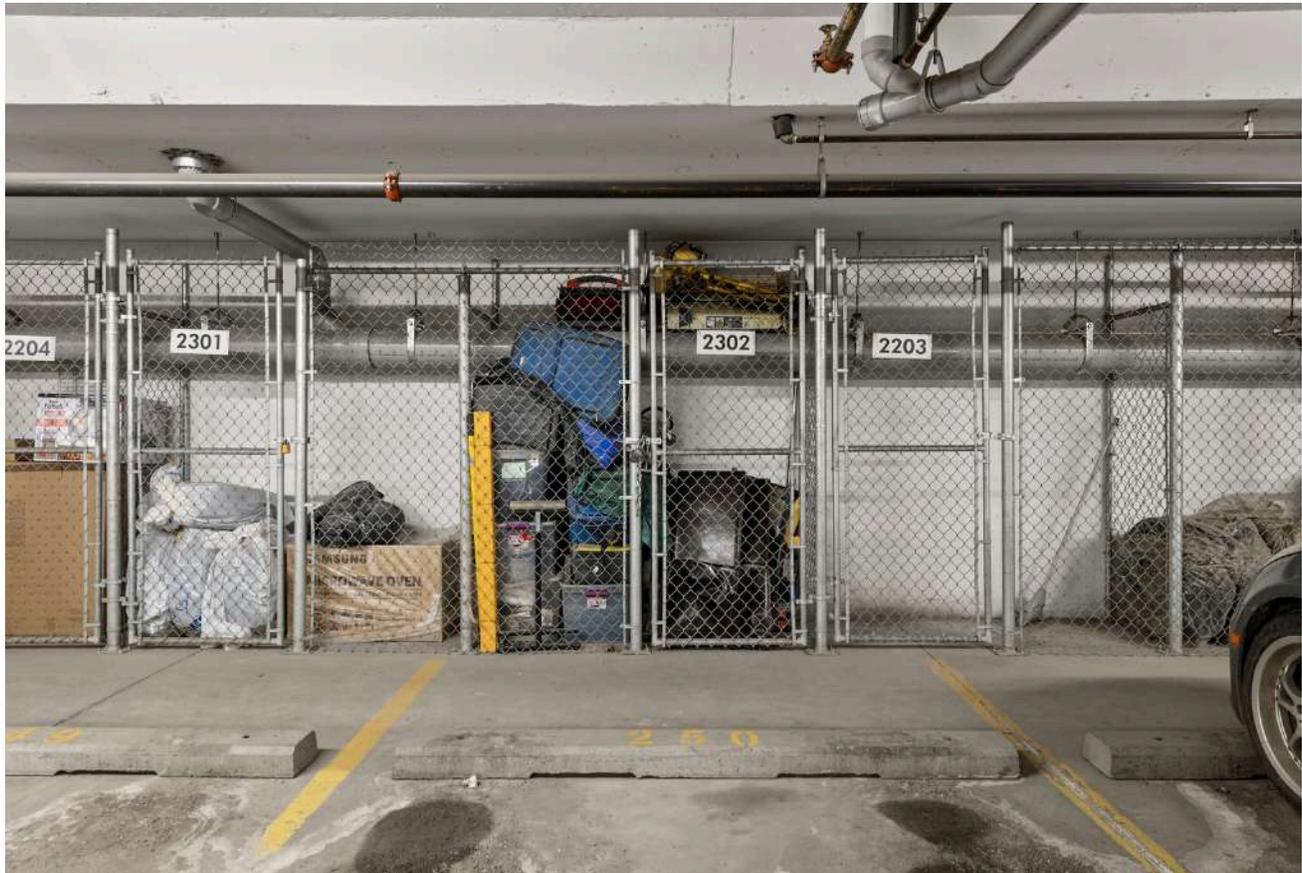




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WELCOME TO

# SAGE HILL



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# THE COMMUNITY

## WELCOME TO SAGE HILL

Sage Hill is a residential neighbourhood in the northwest quadrant of Calgary. Located near the north edge of the city, it is bounded by the Nolan Hill community across Shaganappi Trail to the west, 144 Avenue NW to the north, the Evanston community to the east, and the Kincora community across 128 Avenue NW to the south. It is one of five communities located within the Symons Valley area.

### THE SAGE HILL COMMUNITY

This family friendly community is developed on over 300 acres of land and features large ponds and protected green spaces, with plenty of parks, tot lots, and pathways and is home to many local shops and amenities.

#### SAGE HILL COMMUNITY ASSOCIATION

**LINK:** <https://www.sagehillyc.com/>

**LINK:**

**Sage Hill Info**

<http://www.calgaryataglance.com/sagehill.html>

**LINK:**

**Sage Hill Community**

[http://www.sagehillunited.com/comm\\_features.bpsx](http://www.sagehillunited.com/comm_features.bpsx)



#### PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

# SHOPPING

## LOCAL SHOPPING

### **Sage Hill Plaza**

Tenants include: T&T, Walmart, Winners, coffee shops, restaurants, shops and services and more.

### **Walmart Supercentre**

35 Sage Hill Gate NW  
OPEN: 7AM to 11PM  
587-230-8411

### **Evanston Town Centre**

2060 Symons Valley Parkway NW  
Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.

### **Gates of Nolan Hill - shopping plaza**

Nolan Hill Blvd and Shaganappi Trail  
Tenants include: Petro Canada, State and Main Pub, Breathe Hot Yoga, Nolan Hill Pet Hospital and much more.

### **Creekside Shopping Centre**

12432 Symons Valley Rd NW  
Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

### **Beacon Hill Shopping Centre**

11500 Sarcee Trail NW  
Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



## SHOPPING

**Conveniently located close to all amenities**

### GROCERY STORES

T & T Supermarket - 10 Sage Hill Plaza NW  
Walmart Super Centre - 35 Sage Hill Gate NW  
Sobeys - 2060 Symons Valley Parkway  
Creekside Co-op - 12000 Symons Valley Rd NW  
Save-On-Foods - 225 Panatella Hill NW  
RC Superstore - 100 Country Village Rd NE



### CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A  
<https://www.crossironmills.com/en/>

### NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View No. 44, AB T0M 0E0  
<http://newhorizonmall.com/>

## PARKS & RECREATION



### VIVO REC CENTER-

11950 Country Village Link NE Calgary, Alberta  
Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM  
SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



## PARKS & RECREATION



### **SHANE HOMES YMCA**

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcaocalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

### **NOSEHILL PARK - 5620 14 St NW**

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km<sup>2</sup> (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



## **LIBRARIES**

**Sage Hill Library -**

19 Sage Hill Passage NW. 403-260-2600

**The Country Hills Library -**

Located in the VIVO Rec Centre

## SERVICES

### **POLICE**

CALL 911 FOR ALL EMERGENCIES.

#### **Calgary Police Service District 7 - Country Hills**

11955 Country Village Link NE  
Phone: (403) 428-6700

### **FIRE STATION**

CALL 911 FOR ALL EMERGENCIES.

#### **Residential Fire Station No. 40**

121 Sage Bank Crescent NW

#### **Hidden Valley Fire Station No. 36**

10071 Hidden Valley Dr NW, Calgary

### **HOSPITALS**

#### **FOOTHILLS MEDICAL CENTRE**

(24 hour Emergency)  
1403 29 Street NW  
Phone: 403-944-1110 (Switchboard)

#### **ALBERTA CHILDREN'S HOSPITAL**

(24 hour Emergency)  
2888 Shaganappi Trail NW  
Phone: 403-955-7211

#### **COCHRANE COMMUNITY HEALTH CENTRE**

OPEN 8AM TO 10PM DAILY  
60 Grande Boulevard, Cochrane.  
Phone: 403-851-6000 (Switchboard)

#### **SHELDON M. CHUMIR HEALTH CENTRE**

(24 HOURS)  
1213 4 St SW  
403-955-6200  
<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

### **WALK-IN CLINICS**

#### **SAGE MEDICAL CLINIC**

35, Sage Hill Gate NW (Walmart)  
403-776-6186  
<https://calgaryareadocs.com/clinic/sage-medical-clinic>

#### **EVANSTON MEDICAL CLINIC**

2060 Symons Valley Pkwy NW #8120  
403-454-5580  
<http://evanstonmedicalclinic.ca/>

#### **NOLAN MEDICAL CLINIC**

#402 - 8 Nolan Hill Blvd NW  
403-455-5655  
<http://totalhealthsolutions.ca/nolanhill/>

### **DENTISTS**

#### **CREEKSIDE DENTAL CLINIC**

12192 Symons Valley Rd NW #4  
403-730-8020  
<https://www.creeksideclinicdental.com/>

#### **SAGE HILL DENTAL**

49 Sage Hill Passage NW  
587-619-7247  
<https://sagehilldental.ca/home>

## SERVICES



## VETS

### **SAGE HILL ANIMAL HOSPITAL**

116- 65 Sage Hill Plaza NW  
403-567-8878

<https://sagehillanimalhospital.com/>

### **EVANSTON PET HOSPITAL**

2024, 2060 Symons Valley Pkwy NW  
587-230-4665

<http://evanstonpethospital.com/>

### **NORTH VETERINARY HOSPITAL**

**OPEN 24 HOURS**

4204 4th Street N.W.  
403.277.0135

<https://vcacanada.com/calgarynorth/>

### **NOLAN HILL ANIMAL HOSPITAL**

8 Nolan Hill Blvd NW #102, Calgary  
403-475-6484

<https://nhvh.ca/>

## **PHYSIO +**

### **EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC**

8210-2060 Symons Valley Pkwy NW  
403-455-7666

<https://www.evanstonphysio.ca/>

### **SAGE HILL PHYSIOTHERAPY**

23 Sage Hill Passage NW  
587-535-1230

<http://www.sagehillphysio.com/>

### **MOMENTUM HEALTH CREEKSIDE**

12192 Symons Valley Rd NW #4  
403-239-6773

<https://www.momentumhealth.ca/>

### **ENERGIZE HEALTH**

8230 - 2060 Symons Valley Pkwy  
NW

403-455-8220

<https://energizehealth.ca/>



# SCHOOLS



## PUBLIC & CATHOLIC

### **Hawkwood School (K-6)**

650 Hawkwood Blvd NW  
403-777-6410

<http://school.cbe.ab.ca/school/Hawkwood/>

### **F.E. Osborne School (7-9)**

5315 Varsity Dr NW  
403-777-7540

<http://schools.cbe.ab.ca/b651/>

### **James Fowler High School (10-12)**

4004 4 St NW Calgary  
403-230-4743

<http://schools.cbe.ab.ca/b825/>

### **Monsignor Neville Anderson (K-6) Catholic**

327 Sandarac Drive NW  
403-500-2094

<https://www.cssd.ab.ca/schools/msgranderson/Pages/default.aspx>

### **St. Helena (7-9) Catholic**

320 - 64 Avenue NW  
403-500-2049

<https://www.cssd.ab.ca/schools/sthelena/Pages/default.aspx>

### **Notre Dame High School (10-12) Catholic**

11900 Country Village Link NE  
403-500-2109

<https://www.cssd.ab.ca/schools/notredame>

## FRENCH IMMERSION

### **King George School (K-6)**

2108 10 St NW Calgary  
403-777-6210

<http://school.cbe.ab.ca/school/KingGeorge>

### **Georges P. Vanier School (French Immersion) 7-9**

509 32 Ave NE  
403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

### **William Aberhart (French Immersion) 10-12**

3009 Morley Trail NW  
403-289-2551

<http://schools.cbe.ab.ca/b829/aberhart/index.htm>

### **St. Pius X (French Immersion) K-6**

2312 - 18 Street NW  
403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

### **Madeleine d'Houet (French Immersion)**

108-22 Ave NW  
403-500-2008 Grades 7 – 9

<https://www.cssd.ab.ca/schools/madeleinehouet/Pages/default.aspx>

# SAGE HILL

## PRIVATE SCHOOLS

Calgary Waldorf School  
[www.calgarywaldorf.org](http://www.calgarywaldorf.org)

Renert School  
[www.renertschool.ca](http://www.renertschool.ca)

Webber Academy  
<http://www.webberacademy.ca/>

Mountain View Academy  
<http://mountainviewacademy.ca/>

## PRE-SCHOOL

Kaleidoscope Kids Preschool  
212, 8 Nolan Hill Blvd NW  
403-547-1020  
<https://www.kaleidoscopekidspreschool.com/>

Purple Potamus Preschool & Jr. Kindergarten  
780-500 COUNTRY HILLS BLVD. NE  
403-567-0249  
<http://www.purplepotamus.ca/>



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