

# \$329,900 - 412, 138 Sage Valley Common Nw, Calgary

MLS® #A2203226

**\$329,900**

2 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| GREAT LOCATION | HIGH END FINISHES | TITLED UNDERGROUND PARKING | TITLED STORAGE | AIR-CONDITIONING | VIEWS |

Welcome to 412, 138 Sage Valley Common NW. Experience the luxury living in this stunning 2-bedroom, 1-bathroom condominium, perfectly situated at the heart of Sage Hill. As the first-time offering on the market, this meticulously maintained, one-owner property showcases the pride of ownership and is truly a rare find. This incredible location offers the perfect blend of luxury and lifestyle. Step inside and discover an open-concept haven, abundant natural light and boasting a neutral color palette that exudes elegance. Luxury vinyl plank flooring flows seamlessly throughout, while top-of-the-line stainless steel appliances, including a full-size front-load washer and dryer, elevate the living experience. The sleek, quartz-countertops kitchen is a culinary dream, complete with an extra-large island perfect for food preparation and entertaining. Air conditioning and 9-foot ceilings add to the sense of spaciousness and comfort. The large windows bathe the interior in warm sunlight, fostering a welcoming and inviting environment throughout the day. The spacious living and dining areas offer versatility and comfort. The primary retreat features a closet, providing ample storage for your wardrobe essentials. The second bedroom, along with the well-appointed 4-piece bathroom, exudes a warm and cozy vibe, making it an ideal space



for guests or a private home office. Unwind on the private balcony, where a gas line BBQ invites alfresco dining and entertaining. Additional features of this unit include titled underground parking and a storage locker, convenience and peace of mind are assured. This Apartment building is situated right beside a Plaza in which you get almost all the amenities at your doorstep - Co-op Grocery, Daycare, Shoppers, Tim Hortons, Restaurants, Anytime Fitness, Gas Station & many more. Just 20 minutes to Calgary international Airport, 25 minutes to Calgary Downtown, Close to Parks, Playgrounds & all major amenities. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing and make this stunning condominium yours!

Built in 2021

### **Essential Information**

MLS® #	A2203226
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	412, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3R1X7

### Amenities

Amenities Visitor Parking  
Parking Spaces 1  
Parking Underground

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer  
Heating Baseboard  
Cooling Central Air  
# of Stories 5

### Exterior

Exterior Features BBQ gas line  
Construction Brick, Composite Siding, Stucco

### Additional Information

Date Listed March 17th, 2025  
Days on Market 18  
Zoning C-C2  
HOA Fees 79  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Estate Professionals Inc.

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.