

\$389,900 - 314, 138 Sage Valley Common Nw, Calgary

MLS® #A2203443

\$389,900

2 Bedroom, 2.00 Bathroom, 793 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

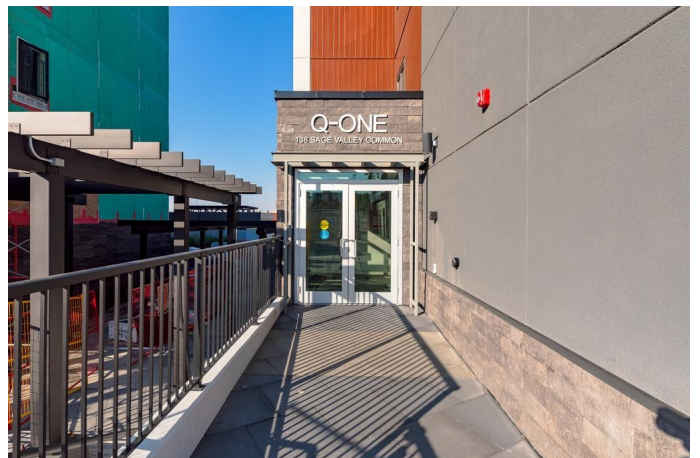
Welcome to the Q-Condos located in the up-and-coming community of Sage Hill. The Q-Condos is a fantastic lifestyle project where your residence offers everything you need, including medical, dental, vet practices, a Co-op grocery store, Tim Horton's, and more. Enjoy this luxurious style unit on the 3rd floor, with many great features, including 9 ft. ceilings, beautifully designed full-height cabinetry kitchen, tile backsplash, and stainless steel appliances with QUARTZ countertops throughout the unit. The open concept has plenty of natural light and access to your private balcony. The primary bedroom offers a spacious walk-in closet with a custom closet system and a full Ensuite bathroom. The 2nd bedroom has a few options for you. Do you need a home office space or a place for your workout gear? IN-SUITE laundry with a FULL-SIZED washer & dryer, luxury vinyl plank flooring extending throughout the unit, and Hunter Douglas window coverings. This fabulous unit features plenty of UPGRADES! This unit was barely lived in and came with an underground heated TITLED PARKING spot and 1 TITLED STORAGE UNIT. Condo fees INCLUDE heat and water. Call today for your viewing.

Built in 2021

Essential Information

MLS® #

A2203443



| | |
|----------------|-------------------|
| Price | \$389,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 793 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 314, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1X7 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Gazebo |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Heated Garage, Secured, Titled, Underground, Guest |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Data |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 5 |

Exterior

| | |
|-------------------|-------------|
| Exterior Features | Courtyard |
| Lot Description | See Remarks |

| | |
|--------------|---------------------------|
| Roof | Flat Torch Membrane, Flat |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 24th, 2025 |
| Days on Market | 17 |
| Zoning | C-C2 |
| HOA Fees | 1 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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