

# \$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

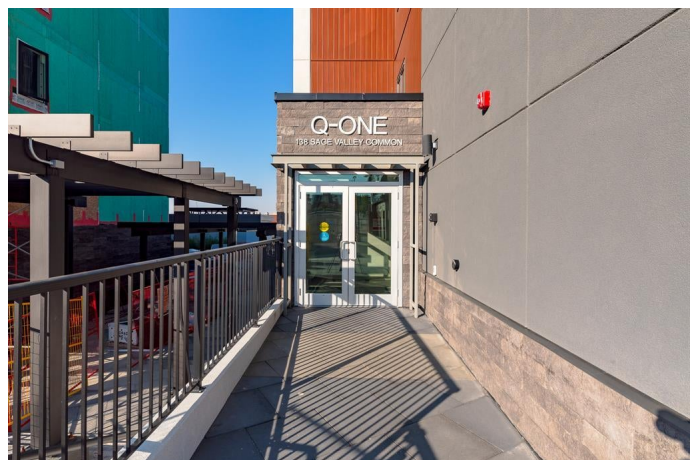
Welcome to the Q-Condos located in the up-and-coming community of Sage Hill. The Q-Condos is a fantastic lifestyle project where your residence offers everything you need, including medical, dental, vet practices, a Co-op grocery store, Tim Horton's, and more. Enjoy this luxurious style unit on the 3rd 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), Gazebo, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking
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	11
Zoning	C-C2
HOA Fees	1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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