

**108, 238 sage valley Common NW
 Calgary, Alberta**
MLS # A2267098
\$315,000

Heating: Baseboard

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 376

Basement: -

LLD: -

Exterior: Concrete, Stone, Vinyl Siding

Zoning: C-C2

Foundation: -

Utilities: -

Features: Kitchen Island, Quartz Counters

Inclusions: None

Discover comfort and convenience at its best in this stylish 2-bed, 2-bath condo in a desireable community of Sage Hill! Perfect for first-time home buyers, this bright and stylish main-floor condo offers a modern open layout with a functional kitchen featuring quartz countertops, stainless steel appliances, and plenty of storage. The spacious living area opens to a private ground-level patio—ideal for morning coffee or evening relaxation. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Enjoy the convenience of in-suite laundry, titled underground parking, storage unit and unbeatable location—just steps from Sage Hill Co-op, Shoppers Drug Mart, dental clinics, medical offices, daycare, Anytime Fitness, massage and wellness centers, cafes, and restaurants. With easy access to public transit, major roads-Stoney trail, Shagnappi trail and scenic walking paths, this move-in-ready condo offers everything you need for a comfortable and connected lifestyle!