

**214, 238 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2303007**



**\$254,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	C-C2 f0.5h18
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to refined living in the heart of Sage Hill. This beautifully appointed 1 bedroom + den residence offers an exceptional blend of modern design, comfort, and everyday convenience, all within a well-maintained and highly desirable complex. Thoughtfully designed with an open-concept layout, this home showcases a stylish kitchen featuring quartz countertops, sleek full-height cabinetry, stainless steel appliances, and a generous island—perfect for entertaining or casual dining. The living area is both elegant and inviting, highlighted by large windows that flood the space with natural light and lead to your private balcony, an ideal setting for morning coffee or unwinding at the end of the day. The spacious primary bedroom provides a tranquil retreat with ample closet space and a serene ambiance. The versatile den adds incredible functionality, making it perfect for a sophisticated home office, reading nook, or guest space. A well-appointed 4-piece bathroom, along with in-suite laundry and contemporary finishes throughout, further enhances the home’s appeal. This unit also includes a titled parking stall and offers the ease of low-maintenance living, making it an excellent opportunity for professionals, first-time buyers, or savvy investors seeking a turn-key property. Perfectly situated, you’re just moments from scenic walking paths, parks, and an array of nearby amenities including grocery stores, restaurants, cafes, and fitness options. With quick access to major roadways, commuting is effortless while still enjoying the charm and tranquility of one of NW Calgary’s most sought-after communities. Experience elevated condo living in Sage Hill—where style, comfort, and location come together seamlessly.