

609, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2305567



\$318,500

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this stylish top floor, AIR CONDITIONED unit in Q Condos at Sage Hill NW, offering the perfect blend of privacy, upgrades, and unbeatable walkability. Featuring breathtaking, unobstructed views and an abundance of natural light. Enjoy stunning sunrises and sunsets from your private vantage point, with a peaceful, elevated setting away from street noise. This bright, modern and clean 2-bedroom, one bathroom home features 650 square feet of open concept living, enhanced by extra windows that fill the space with natural light throughout the day. The thoughtful layout creates great separation between the bedrooms while the 9 ft ceilings add to the spacious, airy feel. The upgraded kitchen is both functional and elegant, showcasing quartz countertops, kitchen cabinets to the ceiling, stainless steel appliances, a slide-in electric range, and pot lights for a clean modern finish. Luxury vinyl plank flooring runs through the main living areas and the home also includes professionally installed window coverings throughout. One of the standout features of this home is the oversized L-shaped balcony with unobstructed views, offering a fantastic space for relaxing or entertaining. Comfort is further enhanced by an air conditioning unit, helping keep the home cool during Calgary's warmer months. There is also a TITLED heated UNDERGROUND parking spot + TITLED heated underground STORAGE. The location is a major highlight. You are just a one minute walk to Sage Hill Crossing, where you will find everyday conveniences including Co-op grocery store, Shoppers Drug Mart, Canada Post, Tim Hortons, Anytime Fitness, childcare services, Golf Sweet indoor golf, and numerous restaurants and shops. The home also offers quick access to Stoney Trail and Deerfoot Trail, making commuting easy, while downtown Calgary is approximately 20 minutes away.

Scenic walking paths, parks, and playgrounds are also close by. Whether you are a first-time buyer, downsizer, or investor, this well-designed condo offers modern comfort, privacy, and a location that is hard to beat in one of NW Calgary's most convenient and growing communities. Directions: