

405, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2311201



\$254,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

If you're a savvy investor or a first-time buyer looking for the perfect place to call home, this is an opportunity you don't want to miss. Welcome to this beautifully designed 1-bedroom + den condo, perfectly situated in the sought-after Sage Hill community; steps away from shopping, dining, and everyday amenities. Inside, you'll find a bright, modern kitchen complete with a central island, full-height sleek cabinetry, and generous counter space ideal for both everyday living and effortless entertaining. The versatile den creates the perfect space for a home office, reading nook, or cozy retreat, while air conditioning keeps the home comfortable year-round. The spacious bedroom features a large walk-in closet leading into a stylish 4-piece bathroom with convenient dual access. Enjoy your morning coffee or unwind in the evening on the private balcony, complete with beautiful skyline views. Bright, functional, and inviting, this condo offers the perfect blend of comfort, style, and convenience. Do not miss the opportunity to call this yours. Book your viewing with your favourite Realtor® today.