

117, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2312155



\$334,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Designed to appeal to the refined taste of young professionals and growing families, this condominium offers a unique opportunity for investors looking for luxury and exclusivity. This stunning 2-bedroom, 2-bathroom corner unit boasts a spacious layout and an elegantly designed balcony. Experience the perfect harmony of suburban tranquility and urban convenience. Enjoy access to modern, thoughtfully curated communal spaces while being immersed in a vibrant neighborhood full of charm and energy. Ideally located near premier dining, day care, shopping, cafes, entertainment, and fitness centers, everything you need is right at your fingertips. Plus, take advantage of nearby scenic biking trails and quick getaways to the breathtaking mountains of Canmore and Banff. Regarding pets: All residents are permitted to have 1 pet per unit; approval from the board is required beforehand. Don't miss the chance to make this remarkable unit your new home. Schedule your showing today!