

414, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2343108



\$231,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	0.01 Acre		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully appointed TOP-FLOOR 1-bedroom plus den condo with AIR CONDITIONING in the highly desirable community of Sage Hill! Offering approximately 610 sq. ft. of thoughtfully designed living space, this move-in-ready home combines modern finishes, a functional layout, and the added privacy and comfort of having no neighbours above. The bright open-concept floor plan is filled with natural light and features a contemporary kitchen complete with quartz countertops, full-height cabinetry, stainless steel appliances, and a spacious island that seamlessly connects to the dining and living areas — perfect for entertaining or relaxing at home. The inviting living room opens onto a private balcony, creating an ideal space to enjoy your morning coffee or unwind at the end of the day. As a top-floor unit, the home offers additional privacy, a quieter living experience, and the benefit of no footsteps or noise from above. The spacious primary bedroom offers excellent closet space, while the versatile den provides the perfect setup for a home office, reading nook, or additional flex space. A well-appointed 4-piece bathroom, in-suite laundry, stylish modern finishes, and air conditioning for year-round comfort complete the interior. The unit also includes a titled underground parking stall and titled storage locker, providing valuable additional space, convenience, and security. Residents of Q Condos enjoy a well-maintained building in an excellent location close to walking paths, parks, shopping, restaurants, fitness facilities, and public transit. Quick access to Stoney Trail and Shaganappi Trail makes commuting throughout the city easy, while Sage Hill Crossing, Beacon Hill Shopping Centre, and numerous everyday amenities are just minutes away. Whether you're a first-time buyer, investor, downsizer, or simply looking for a stylish

lock-and-leave lifestyle, this top-floor, air-conditioned home offers an outstanding combination of comfort, privacy, convenience, and value.