

\$369,500 - 114, 138 Sage Valley Common Nw, Calgary

MLS® #A2231295

\$369,500

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances – perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view – perfect for relaxing or hosting.

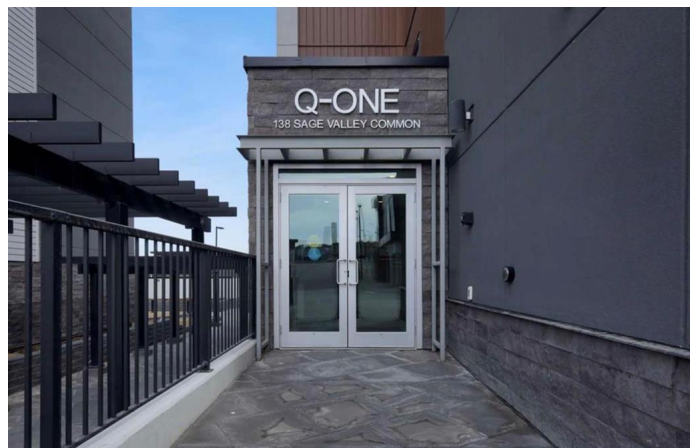
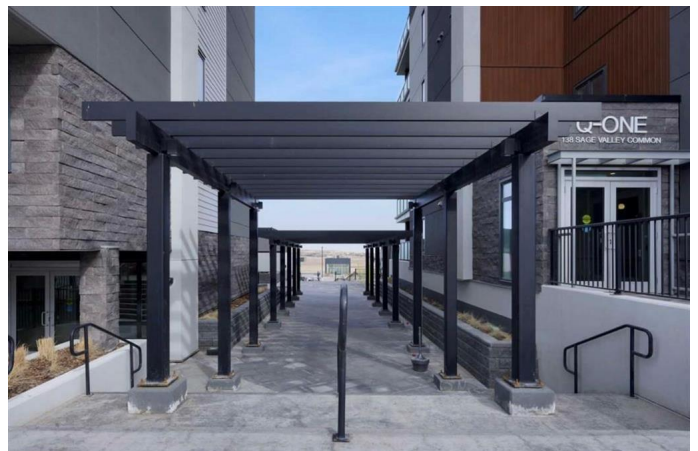
Additional features include:

• Heated underground titled parking space

• Titled storage unit

• Second titled surface parking stall – great for guests or a second vehicle

Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more – everything you need is just a short walk away. Don't miss this rare opportunity to own a larger unit condo that blends comfort, style,



and convenience.

Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2231295 |
| Price | \$369,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 780 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 114, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1X7 |

Amenities

| | |
|----------------|---------------------------|
| Amenities | Elevator(s), Snow Removal |
| Parking Spaces | 2 |
| Parking | Parkade, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Elevator, Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 5 |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Construction | Aluminum Siding, Cement Fiber Board, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 3 |
| Zoning | C-C2 |
| HOA Fees | 105 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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