\$374,999 - 301, 138 Sage Valley Common Nw, Calgary

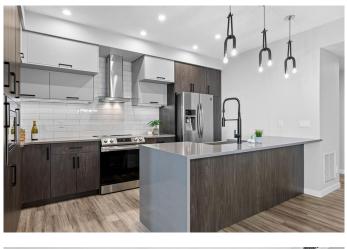
MLS® #A2208746

\$374,999

1 Bedroom, 2.00 Bathroom, 790 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to The Q in Sage Hill where modern design meets everyday functionality. This FULLY REDESIGNED and UPGRADED third-floor unit stands out from the rest with PREMIUM FINISHES and thoughtful touches throughout. Step into a bright, **OPEN-CONCEPT** layout featuring a LARGE PRIMARY BEDROOM complete with a **BUILT-IN CLOSET SYSTEM and a stunning 4** PIECE EN-SUITE BATHROOM, showcasing luxury features like a free-standing Maax tub with a black Delta tub filler, walk-in shower with rainshower, handshower, and black Delta fixtures, plus a vessel sink with backlit mirror and sleek black hardware throughout. The FULLY UPGRADED KITCHEN is a chef's dream, offering ADDITIONAL CABINETRY, STAINLESS STEEL APPLIANCES, a STAINLESS STEEL FARMHOUSE SINK, and a striking black Kohler SEMI-PRO FAUCET. A spacious 2 PIECE GUEST BATHROOM and IN-SUITE LAUNDRY add to the comfort and practicality of this home. Enjoy year-round comfort with a FULLY DUCTED HEATING & COOLING SYSTEM (CENTRAL A/C), plus a FULLY DUCTED ENERGY RECOVERY VENTILATOR (ERV) that brings in fresh air and removes stale air for improved indoor air quality. Other upgrades include a PREMIUM LIGHTING PACKAGE throughout, BUILT-IT CABINETS in the primary bedroom with stylish barn doors matching the en-suite, and a LARGE BALCONY perfect for morning coffee or unwinding at sunset. This unit includes







TWO TITLED PARKING STALLS – one underground and one outdoor – plus a TITLED STORAGE UNIT for added convenience. Located in the heart of Sage Hill, the complex is ideally situated with quick access to major roadways and Calgary International Airport – perfect for frequent travelers or airline professionals. Shopping, dining, and scenic pathways are all just minutes away. Don't miss your chance to own a truly turn-key property in northwest Calgary!

Built in 2021

Essential Information

| MLS® # | A2208746 |
|----------------|-------------------|
| Price | \$374,999 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 790 |
| Acres | 0.00 |
| Year Built | 2021 |
| Туре | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| Address | 301, 138 Sage Valley Common Nw |
|-------------|--------------------------------|
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1X7 |

Amenities

| Amenities | Elevator(s), Snow Removal, Visitor Parking, Parking, Secured Parking, |
|-----------|---|
|-----------|---|

| | Storage |
|-------------------|---|
| Parking Spaces | 2 |
| Parking | Parkade, Titled, Underground, Stall |
| Interior | |
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Built-in Features |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating | Boiler |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| # of Stories | 5 |

Exterior

| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|
| Construction | Wood Frame |

Additional Information

| Date Listed | May 8th, 2025 |
|----------------|---------------|
| Days on Market | 17 |
| Zoning | C-C2 |
| HOA Fees | 75 |
| HOA Fees Freq. | ANN |
| | |

Listing Details

Listing Office MaxWell Capital Realty

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