

# \$299,950 - 403, 238 Sage Valley Common Nw, Calgary

MLS® #A2214183

**\$299,950**

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover the perfect blend of style, comfort, and convenience in this beautifully designed 1-bedroom condo. Located in a sleek, modern building just steps away from vibrant restaurants, a lively commercial plaza, and public transit, this home offers everything you need right at your doorstep.

Inside, you'll be greeted by a bright and airy open-concept layout, highlighted by large windows that fill the space with natural light. The high-end finishes throughout—including quartz countertops, undermount sinks, and stainless steel appliances—create a contemporary, upscale feel.

Whether you're whipping up meals in the stylish kitchen or relaxing in the cozy living area, every inch of this unit is thoughtfully designed for modern living. Enjoy morning coffee or evening drinks on your private balcony, where you can take in peaceful views and fresh air.

Perfect for first-time buyers, investors, or anyone looking to downsize without compromising on quality, this condo is a rare find in a sought-after location.

Don't miss your chance to call this beautiful space home—schedule your private tour today!

Built in 2023



## Essential Information

MLS® #	A2214183
Price	\$299,950
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	403, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X8

## Amenities

Amenities	Elevator(s), Other, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Secured

## Interior

Interior Features	Quartz Counters
Appliances	Built-In Electric Range, Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner, Freezer
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Lot Description	Other

Construction      Concrete, Stone, Vinyl Siding

### **Additional Information**

Date Listed      April 23rd, 2025

Days on Market      3

Zoning      C-C2

### **Listing Details**

Listing Office      Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.