

**116, 238 Sage Valley Common NW
Calgary, Alberta**

MLS # A2291663



\$339,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this stylish CORNER, AIR CONDITIONED unit in Q Condos at Sage Hill NW, offering the perfect blend of privacy, upgrades, and unbeatable walkability. Although the unit is located on the ground level, it sits elevated and set back from the street, creating a private and secure outdoor space that feels more like a raised terrace than a typical ground floor patio. This bright, modern and clean 2-bedroom, 2-bathroom home features over 800 square feet of open concept living, enhanced by extra windows that fill the space with natural light throughout the day. This unit feels brand new! The thoughtful layout creates great separation between the bedrooms while the 9 ft ceilings add to the spacious, airy feel. The upgraded kitchen is both functional and elegant, showcasing quartz countertops, kitchen cabinets to the ceiling, stainless steel appliances, a slide-in electric range, and pot lights for a clean modern finish. Luxury vinyl plank flooring runs through the main living areas and the home also includes professionally installed window coverings throughout. One of the standout features of this home is the oversized L-shaped balcony with unobstructed views, offering a fantastic space for relaxing or entertaining. Comfort is further enhanced by an air conditioning unit, helping keep the home cool during Calgary's warmer months. There is also a TITLED heated UNDERGROUND parking spot + TITLED heated underground STORAGE. The location is a major highlight. You are just a one minute walk to Sage Hill Crossing, where you will find everyday conveniences including Co-op grocery store, Shoppers Drug Mart, Canada Post, Tim Hortons, Anytime Fitness, childcare services, Golf Sweet indoor golf, and numerous restaurants and shops. The home also offers quick access to Stoney Trail and Deerfoot Trail, making commuting easy, while downtown Calgary is approximately 20

minutes away. Scenic walking paths, parks, and playgrounds are also close by. Whether you are a first-time buyer, downsizer, or investor, this well-designed condo offers modern comfort, privacy, and a location that is hard to beat in one of NW Calgary's most convenient and growing communities. Book your showing today and experience everything Sage Hill living has to offer! NOTE: for pets - max 1 pet unit allowed. View our 3D iGuide Virtual Tour!!