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

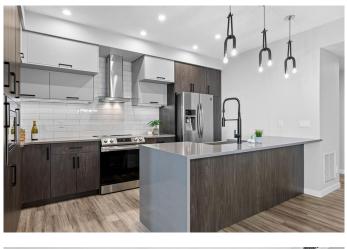
MLS® #A2208746

#### \$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), Parking, Secured Parking, Snow Removal, Storage, Visitor
-----------	---

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

#### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

#### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	7
Zoning	C-C2
HOA Fees	75
HOA Fees Freq.	ANN

#### **Listing Details**

Listing Office MaxWell Capital Realty

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.