

# \$329,900 - 412, 138 Sage Valley Common Nw, Calgary

MLS® #A2203226

**\$329,900**

2 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

| GREAT LOCATION | HIGH END FINISHES | TITLED UNDERGROUND PARKING | TITLED STORAGE | AIR-CONDITIONING | VIEWS |

Welcome to 412, 138 Sage Valley Common NW. Experience the luxury living in this stunning 2-bedroom, 1-bathroom condominium, perfectly situated at the heart of Sage Hill. As the first-time offering on the market, this meticulously maintained, one-owner property showcases the pride of ownership and is truly a rare find. This incredible location offers the perfect blend of luxury and lifestyle. Step inside and discover an open-concept haven, abundant natural light and boasting a neutral color palette that exudes elegance. Luxury vinyl plank flooring flows seamlessly throughout, while top-of-the-line stainless steel appliances, including a full-size front-load washer and dryer, elevate the living experience. The sleek, quartz-countertops kitchen is a culinary dream, complete with an extra-large island perfect for food preparation and entertaining. Air conditioning and 9-foot ceilings add to the sense of spaciousness and comfort. The large windows bathe the interior in warm sunlight, fostering a welcoming and inviting environment throughout the day. The spacious living and dining areas offer versatility and comfort. The primary retreat features a closet, providing ample storage for your wardrobe essentials. The second bedroom, along with the well-appointed 4-piece bathroom, exudes a warm and cozy vibe, making it an ideal space



for guests or a private home office. Unwind on the private balcony, where a gas line BBQ invites alfresco dining and entertaining. Additional features of this unit include titled underground parking and a storage locker, convenience and peace of mind are assured. This Apartment building is situated right beside a Plaza in which you get almost all the amenities at your doorstep - Co-op Grocery, Daycare, Shoppers, Tim Hortons, Restaurants, Anytime Fitness, Gas Station & many more. Just 20 minutes to Calgary international Airport, 25 minutes to Calgary Downtown, Close to Parks, Playgrounds & all major amenities. Don't miss out on the opportunity to make this your new home.

Built in 2021

### **Essential Information**

MLS® #	A2203226
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	412, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X7

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Stucco

## Additional Information

Date Listed	March 17th, 2025
Days on Market	22
Zoning	C-C2
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Estate Professionals Inc.
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