

# \$295,000 - 602, 238 Sage Valley Common Nw, Calgary

MLS® #A2206383

**\$295,000**

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

LOVE WHERE YOU LIVE! This stunning \*TOP FLOOR\* 1 BEDROOM + TECH SPACE + 1 BATHROOM condo at Q Condos in NW Calgary is the perfect blend of modern style and everyday convenience. Built by award-winning Morrison Homes, this thoughtfully designed 573.12 RMS sq. ft. unit is sure to check all your boxes! This unit gives stunning South/west views and offers AIR CONDITIONING for the hot summer days!

Step into an open-concept living space filled with natural light, thanks to its southwest-facing windows. The bright living area & tech space seamlessly connect to your private balcony—perfect for relaxing after a long day. Love to cook? The chef-inspired kitchen is a showstopper, featuring quartz countertops, modern cabinetry, stainless steel appliances, and wide-plank LVP flooring.

The location is unbeatable! You'll be surrounded by fantastic amenities, including Leopold's™ for a great burger and drink, Tim Hortons for your morning coffee, and Sunset Grill for a delicious weekend brunch—all just minutes away. Plus, with easy access to Stoney Trail & Deerfoot Trail, getting around the city is a breeze.

This is more than just a condo—it's a lifestyle. Don't miss your chance to call this beautiful space home!



Built in 2023

Essential Information

MLS® #	A2206383
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	602, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X9

Amenities

Amenities	Elevator(s), Guest Suite, Parking, Secured Parking, Storage, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Level
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	42
Zoning	C-C2
HOA Fees	55
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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