

# \$285,000 - 109, 138 Sage Valley Common Nw, Calgary

MLS® #A2217273

**\$285,000**

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

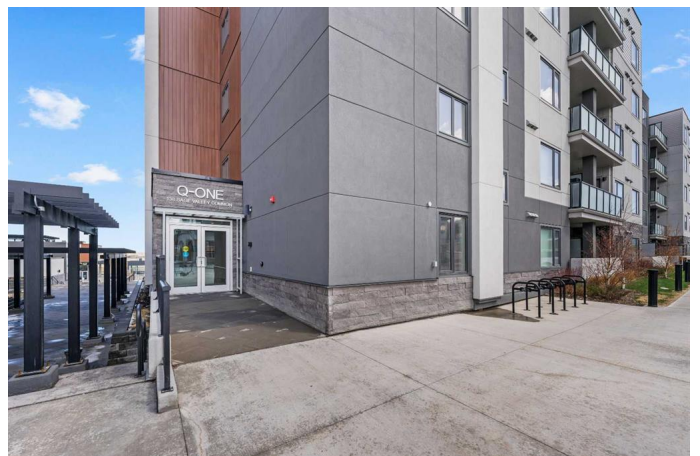
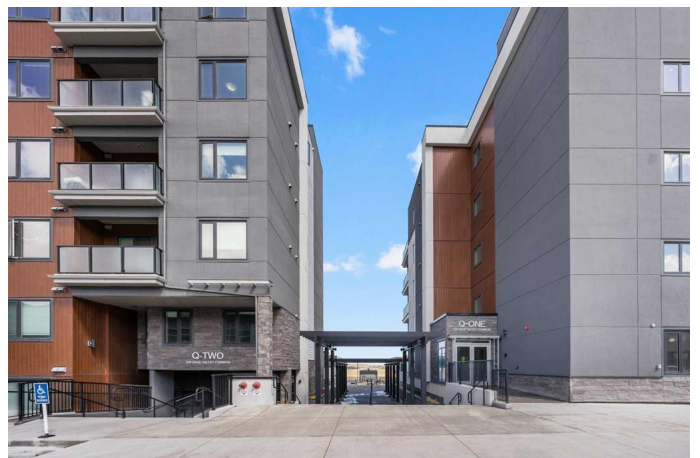
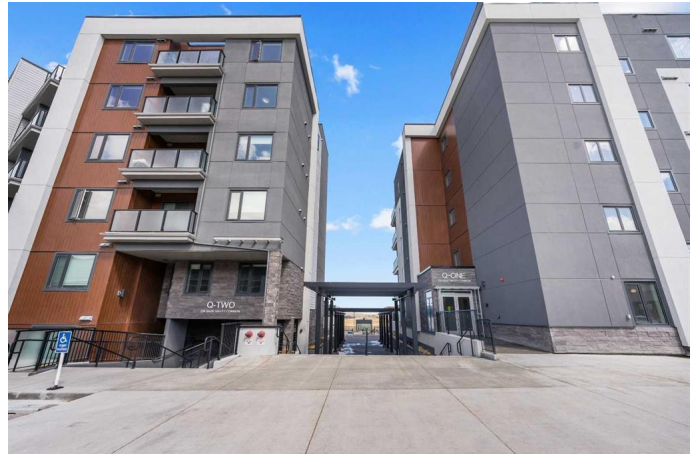
NEW! Modern Living Meets Everyday Convenience – this apartment is located in the Q Condos in NW Calgary built in 2023!| Step into style with this stunning 1 BEDROOM + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 514.05 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. The open-concept layout is bright and inviting, featuring floor-to-ceiling windows that flood the space with natural light. The modern kitchen flows effortlessly into the living area and out to your private balcony, perfect for relaxing or entertaining. The chef-inspired kitchen is a true highlight with quartz countertops, stainless steel appliances, sleek cabinetry, and wide-plank luxury vinyl flooring. You™re just minutes from fantastic local spots like Leopold™s Tavern, Tim Hortons, and Sunset Grill, and commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This condo offers more than just a place to live—it delivers a lifestyle. A great investment for those looking to own rental properties, or a young couple trying to get into a home.

Built in 2023

## Essential Information

MLS® #                   A2217273

Price                     \$285,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 514               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 109, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X7                        |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                            |
| Parking        | Parkade                                                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer      |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| # of Stories      | 4                                                                 |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Construction      | Cement Fiber Board, Concrete, Aluminum Siding |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | C-C2          |

**Listing Details**

Listing Office                      CIR Realty

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