

# \$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), Parking, Secured Parking, Visitor Parking, Gazebo, Guest Suite, Storage |
| 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, Window Coverings, Washer/Dryer Stacked |
| 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 | 80               |
| Zoning         | C-C2             |
| HOA Fees       | 55               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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