

# \$349,999 - 301, 138 Sage Valley Common Nw, Calgary

MLS® #A2208746

**\$349,999**

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-IN 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	\$349,999
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	790
Acres	0.00
Year Built	2021
Type	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, Snow Removal, Visitor Parking, Secured Parking,
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	Storage
Parking Spaces	2
Parking	Stall, Titled, Underground, Parkade

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, 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, Window Coverings, Washer/Dryer Stacked
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

## Additional Information

Date Listed	May 8th, 2025
Days on Market	39
Zoning	C-C2
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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