

\$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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