

\$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	38
Zoning	C-C2
HOA Fees	75
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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