

# \$369,500 - 114, 138 Sage Valley Common Nw, Calgary

MLS® #A2231295

**\$369,500**

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances – perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view – perfect for relaxing or hosting.

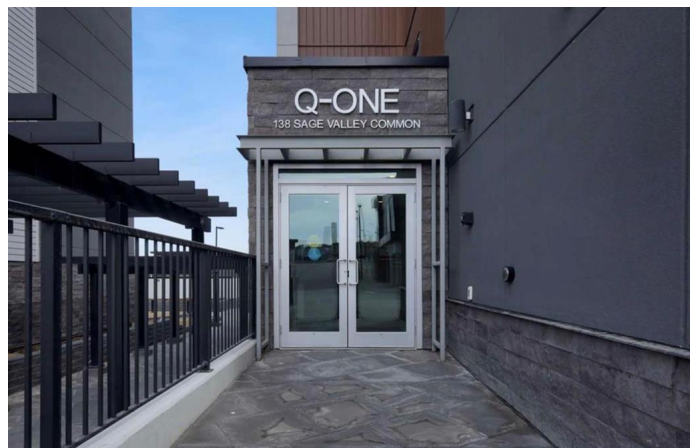
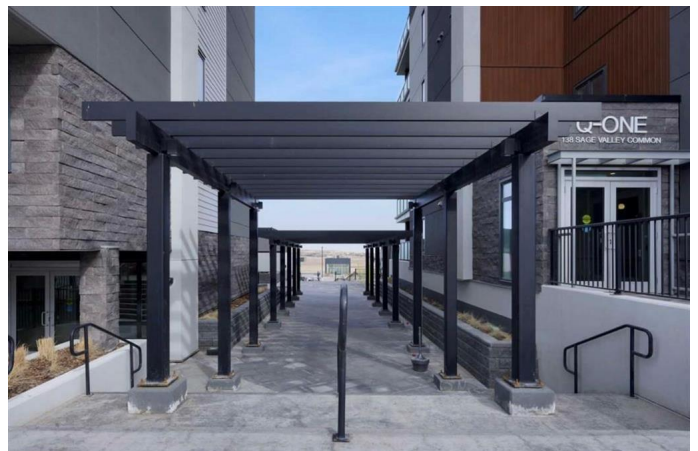
Additional features include:

• Heated underground titled parking space

• Titled storage unit

• Second titled surface parking stall – great for guests or a second vehicle

Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more – everything you need is just a short walk away. Don't miss this rare opportunity to own a larger unit condo that blends comfort, style,



and convenience.

Built in 2021

**Essential Information**

MLS® #	A2231295
Price	\$369,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	114, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

**Amenities**

Amenities	Elevator(s), Snow Removal
Parking Spaces	1
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Elevator, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

**Exterior**

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

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	1
Zoning	C-C2
HOA Fees	55
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	First Place Realty
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