

# \$364,900 - 316, 238 Sage Valley Common Nw, Calgary

MLS® #A2242411

**\$364,900**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

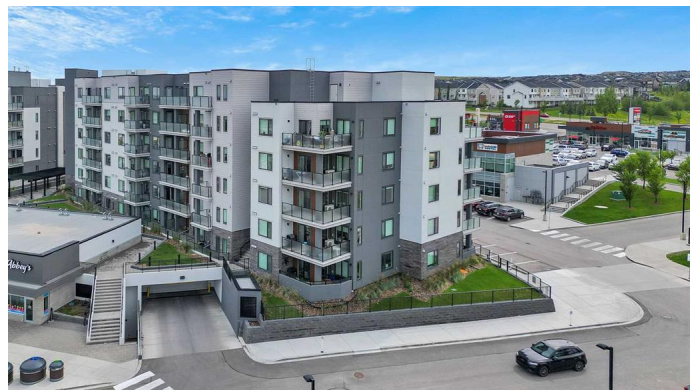
Sage Hill, Calgary, Alberta

FIND YOUR WAY HOME to this stylish and move-in ready 2 bedroom 2 bathroom condo in the Q Condos at Sage Hill. With 800 square feet of open concept living, this home is packed with upgrades including quartz countertops, luxury vinyl plank flooring, pot lights in the kitchen, a slide-in electric range, and a 2-ton split AC unit to keep you cool in the summer. The layout is functional and bright, with a spacious kitchen, stainless steel appliances, and professionally installed window coverings throughout. Step out onto your private balcony and enjoy the ease of condo living. Located within walking distance to shopping and playgrounds, and with quick access to Stoney Trail and Deerfoot, getting around the city is easy. Whether you're a first-time buyer or an investor, this well-designed home offers modern comfort in a thriving community.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242411  |
| Price          | \$364,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 801       |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 316, 238 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X8                        |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Guest Suite, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                           |
| Parking        | Parkade                                                                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                              |
| Cooling           | Central Air                                                                                            |
| # of Stories      | 6                                                                                                      |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | C-C2 f0.5h18    |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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