\$364,900 - 315, 138 Sage Valley Common Nw, Calgary

MLS® #A2244706

\$364,900

2 Bedroom, 2.00 Bathroom, 800 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 315, 138 Sage Valley Common NWâ€"an exceptional 2-bedroom, 2-bathroom condominium offering luxurious living in the heart of Sage Hill. This is a rare, first-time market offering from the original owner, showcasing meticulous care and pride of ownership. With its unbeatable location, this home effortlessly blends elegance with convenience. As you step inside, you'll be greeted by an open-concept layout, drenched in natural light and featuring a sophisticated neutral color scheme. The luxury vinyl plank flooring creates a seamless flow throughout, while high-end stainless steel appliances, including a full-size front-load washer and dryer, enhance the overall living experience. The kitchen is a chef's dream, featuring sleek quartz countertops and an oversized island ideal for meal prep and entertaining.Comfort is at the forefront with large windows that fill the space with warmth and light. The spacious living and dining areas provide flexible options for relaxation and hosting. The primary bedroom includes a generous walk thru closet for all your storage needs and a 3-piece bathroom. While the second bedroom and well-appointed 4-piece bathroom create an inviting atmosphere, perfect for guests or as a private office. Step out onto the private balcony, where a gas line for BBQs sets the stage for outdoor dining and gatherings. Additional perks include titled underground parking and a convenient storage locker. This building is ideally located next to a







plaza, offering all the amenities you could need, including Co-op Grocery, daycare services, Shoppers Drug Mart, Tim Hortons, restaurants, Anytime Fitness, a gas station, and moreâ€"all just steps away. Plus, you're only 20 minutes from Calgary International Airport and 25 minutes from downtown Calgary, with parks and playgrounds nearby. Don't miss the chance to call this beautiful home yours!

Built in 2021

Essential Information

MLS® # A2244706 Price \$364,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 800
Acres 0.00
Year Built 2021

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 315, 138 Sage Valley Common Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R1X7

Amenities

Amenities Elevator(s), Parking, Trash

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Cement Fiber Board, Wood Frame, Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2025

Days on Market 94

Zoning M-1 d100

HOA Fees 79

HOA Fees Freq. ANN

Listing Details

Listing Office Sotheby's International Realty Canada

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