

# \$274,900 - 411, 138 Sage Valley Common Nw, Calgary

MLS® #A2263866

**\$274,900**

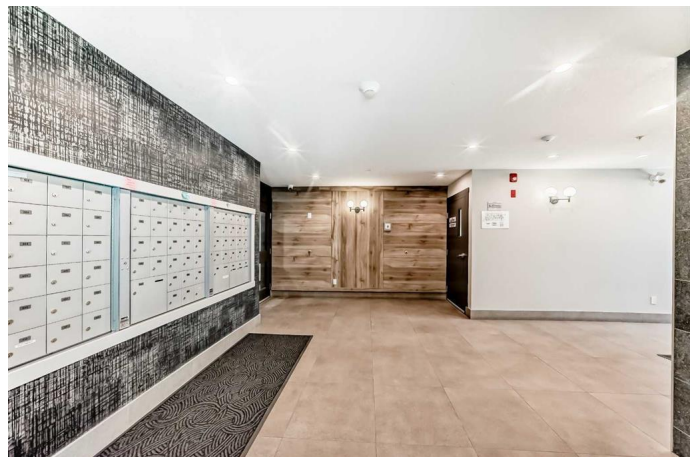
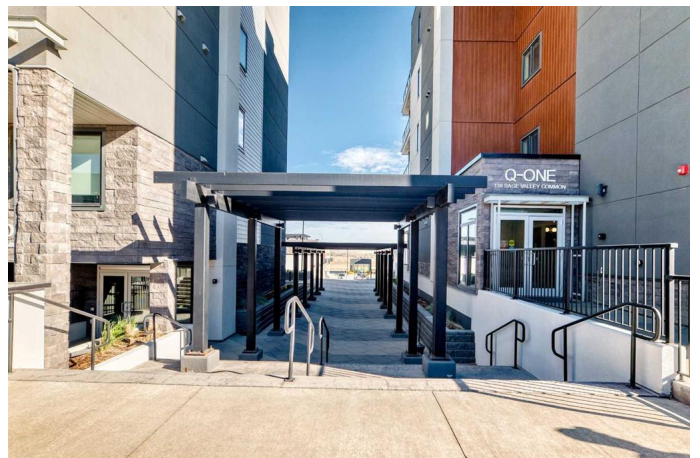
1 Bedroom, 1.00 Bathroom, 520 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home at 411, 138 Sage valley common NW. This exceptionally designed and well-maintained condo unit shows pride of ownership at all angles and is in one of Calgary's finest and well-sought-after community of Sage Hill. This unit offers a sanctuary of light and space that will surely pick your interest when you step in through the door. It boasts of 564 square feet of developed space that includes an open concept layout with a seamless flow from the beautiful kitchen to a living room that overlooks a good size balcony. This comes with a large primary bedroom with two windows allowing for lots of natural lighting, a walk-in-closet, an in-suite laundry, a large 4-piece bath, and with Luxury vinyl planks flooring. The good size kitchen is equipped with stainless steel appliances, upgraded high end cabinetry, and a central island with quartz countertops. This unit is conveniently located close to playgrounds, shopping (Walmart Supercentre, Costco, Co-op Grocery, shoppers etc.), restaurants, and major roadways (stoney Trail, Sarcree Trail, Shaganappi Trail, Symons Valley, 144 Ave etc.), walking & biking paths. Additional credits include a storage locker and heated underground parking which will keep your vehicle clean and warm during those cold winter days and for the hot summers you are covered because the unit is equipped with an AC unit.

Whether you are looking for a home as a first-time home buyer, or downsizing, this



property might just be the right fit so don't miss out on this opportunity to make this beautiful unit yours. Book your viewing today with your favourite realtor.

Built in 2021

### Essential Information

MLS® #	A2263866
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	411, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1x7

### Amenities

Amenities	Elevator(s), Other, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Wall/Window Air Conditioner

Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Aluminum Siding, Concrete, Mixed, Stone, Wood Frame

## Additional Information

Date Listed	October 10th, 2025
Days on Market	2
Zoning	C-C2 f0.5h18
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Premiere Realty Direct
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