

# \$374,999 - 301, 138 Sage Valley Common Nw, Calgary

MLS® #A2208746

**\$374,999**

1 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Please join us for an Open House - Sunday May 11, 2-5pm. 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          | \$374,999         |
| 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), Secured Parking, Snow Removal, Storage, Visitor Parking, Parking |
| Parking Spaces | 2                                                                             |
| Parking        | Titled, Underground, Parkade, Stall                                           |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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, Washer/Dryer Stacked, Window Coverings |
| 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 | 1             |
| Zoning         | C-C2          |
| HOA Fees       | 75            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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