

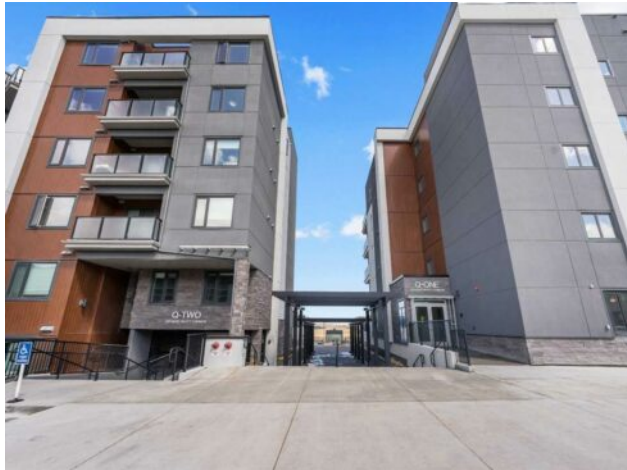


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109, 138 Sage Valley Common NW  
Calgary, Alberta

MLS # A2217273



**\$285,000**

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 280
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: Hood Fan

NEW! Modern Living Meets Everyday Convenience &ndash; this apartment is located in the Q Condos in NW Calgary built in 2023!| Step into style with this stunning 1 BEDROOM + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 514.05 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. The open-concept layout is bright and inviting, featuring floor-to-ceiling windows that flood the space with natural light. The modern kitchen flows effortlessly into the living area and out to your private balcony, perfect for relaxing or entertaining. The chef-inspired kitchen is a true highlight with quartz countertops, stainless steel appliances, sleek cabinetry, and wide-plank luxury vinyl flooring. You’re just minutes from fantastic local spots like Leopold’s Tavern, Tim Hortons, and Sunset Grill, and commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This condo offers more than just a place to live&mdash;it delivers a lifestyle. A great investment for those looking to own rental properties, or a young couple trying to get into a home.