

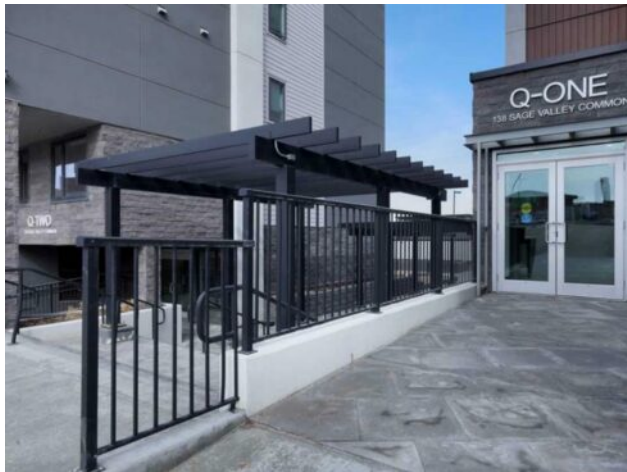


**GRASSROOTS**  
REALTY GROUP

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114, 138 Sage Valley Common NW  
Calgary, Alberta

MLS # A2231295



**\$369,500**

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Concrete	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Quartz Counters		

Inclusions:	None
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Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances &mdash; perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view &mdash; perfect for relaxing or hosting. Additional features include: &bull; Heated underground titled parking space &bull; Titled storage unit &bull; Second titled surface parking stall &mdash; great for guests or a second vehicle Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more &mdash; everything you need is just a short walk away. Don&rsquo;t miss this rare opportunity to own a larger unit condo that blends comfort, style, and convenience.