



GRASSROOTS
REALTY GROUP

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316, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2242411



\$364,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Air Conditioner, Washer and Dryer, Window Coverings.

FIND YOUR WAY HOME to this stylish and move-in ready 2 bedroom 2 bathroom condo in the Q Condos at Sage Hill. With 800 square feet of open concept living, this home is packed with upgrades including quartz countertops, luxury vinyl plank flooring, pot lights in the kitchen, a slide-in electric range, and a 2-ton split AC unit to keep you cool in the summer. The layout is functional and bright, with a spacious kitchen, stainless steel appliances, and professionally installed window coverings throughout. Step out onto your private balcony and enjoy the ease of condo living. Located within walking distance to shopping and playgrounds, and with quick access to Stoney Trail and Deerfoot, getting around the city is easy. Whether you're a first-time buyer or an investor, this well-designed home offers modern comfort in a thriving community.