



GRASSROOTS
REALTY GROUP

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103, 138 Sage Valley Common NW
Calgary, Alberta

MLS # A2246385



\$319,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 679 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 335 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | C-C2 f0.5h18 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) | | |

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|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this immaculate 2-bedroom, 2-bathroom condo, located in the highly sought-after neighborhood of Sage Hill. Built in 2021, this stunning residence offers contemporary elegance and a host of desirable features, ensuring a perfect blend of comfort and style. Step inside to discover an open-concept floor plan that effortlessly combines the living, dining, and kitchen areas—ideal for both relaxation and entertaining. The spacious bedrooms provide a peaceful retreat, with large windows allowing natural light to pour in. Both bathrooms are thoughtfully designed with sleek finishes, adding to the condo’s modern charm. The kitchen is a culinary enthusiast’s dream, complete with premium stainless-steel appliances, ample storage, and a convenient breakfast bar—perfect for casual dining or gathering with friends. Luxury vinyl plank flooring throughout adds a touch of sophistication while being easy to maintain. Located in a vibrant community, this condo offers easy access to a variety of shops, restaurants, and amenities, all within walking distance. Whether you’re enjoying a morning coffee or hosting a dinner party, this home ensures a lifestyle of convenience and luxury. Don’t miss out—contact your favorite realtor today to schedule a showing!