



**GRASSROOTS**  
REALTY GROUP

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

**304, 238 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2255469**



**\$329,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	678 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** All Window Coverings, 2 FOB, 2 Door Keys, Mail Box Keys

Lovely two bedroom apartment located in the Q2 building of Sage Hill Quarters. The location is second to none for convenience - walk to groceries, dining, child care, drug stores, just to name a few. This apartment condo features two bedrooms, two full bathrooms, plenty of living space, underground parking and titled storage. The east facing balcony is private and floods the apartment with early morning sun. The end unit is situated close to the elevators for easy access and with the stairwell on the south side only shares one common wall. Modern fixtures and finishings give the apartment an open airy feeling. Light, bright and inviting kitchen features plenty to storage space, soft close cabinets and quartz countertops for easy maintenance. The primary bedroom features huge windows, a large walk in closet, and a private ensuite. The secondary bedroom is large with a closet for extra storage and easy access to the fully appointed main bathroom. Plenty of living space will make this condo a cozy, beautiful space to live. Sage Hill is close to the airport and easy access main feeder roads make this location a fantastic option.