



**108, 238 sage valley Common NW  
Calgary, Alberta**

**MLS # A2267098**

**\$315,000**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	685 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		
<b>Inclusions:</b>	None		

Discover comfort and convenience at its best in this stylish 2-bed, 2-bath condo in a desireable community of Sage Hill! Perfect for first-time home buyers, this bright and stylish main-floor condo offers a modern open layout with a functional kitchen featuring quartz countertops, stainless steel appliances, and plenty of storage. The spacious living area opens to a private ground-level patio&mdash;ideal for morning coffee or evening relaxation. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Enjoy the convenience of in-suit laundry, titled underground parking, storage unit and unbeatable location&mdash;just steps from Sage Hill Co-op, Shoppers Drug Mart, dental clinics, medical offices, daycare, Anytime Fitness, massage and wellness centers, cafes, and restaurants. With easy access to public transit, major roads-Stoney trail, Shagnappi trail and scenic walking paths, this move-in-ready condo offers everything you need for a comfortable and connected lifestyle!