



GRASSROOTS
REALTY GROUP

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**416, 238 Sage Valley Common NW
Calgary, Alberta**

MLS # A2281331



\$364,999

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning CORNER UNIT in desirable SAGE HILL NW CALGARY, delivering premium lifestyle value and unbeatable convenience. This bright and modern home features an OVERSIZED L-SHAPED BALCONY with UNOBSTRUCTED VIEWS, perfect for relaxing or entertaining. Inside, you'll find 2 BEDROOMS and 2 FULL BATHROOMS complemented by an OPEN CONCEPT LAYOUT and EXTRA WINDOWS that flood the space with natural light all day long. The upgraded kitchen is a standout, showcasing STAINLESS STEEL APPLIANCES, KITCHEN CABINETS TO THE CEILING, and QUARTZ COUNTERTOPS THROUGHOUT for a clean, high-end finish. Enjoy the spacious feel of 9 FT CEILING HEIGHT that enhances the modern design. Parking and storage are a rare bonus with 2 TITLED PARKINGS — 1 HEATED UNDERGROUND stall and 1 OUTSIDE STALL — plus a TITLED HEATED UNDERGROUND STORAGE unit for maximum functionality. Location is a major differentiator: just a 1 MIN WALK TO ESSENTIAL AMENITIES including CO-OP GROCERY STORE, SHOPPERS DRUG MART, CANADA POST, TIM HORTONS, ANYTIME FITNESS, CHILDCARE, GOLF SWEET INDOOR GOLF, and numerous restaurants. You'll also appreciate EASY ACCESS TO STONEY TRAIL, only 20 MINUTES TO DOWNTOWN CALGARY, and an abundance of WALKING PATHS AND SCENIC TRAILS nearby. This is turnkey condo living with scale, upgrades, and location advantages that are hard to replicate. BOOK YOUR SHOWING TODAY — opportunities like this don't sit.