



**301, 238 Sage Valley Common NW
Calgary, Alberta**

MLS # A2140619



\$335,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	640 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 288
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to your dream home in Sage Hill! We are thrilled to present this stunning, brand new 2-bedroom and 1 full bath condo, situated in a modern building close to a bustling commercial plaza, delightful restaurants, and easy access to public transit. Step into an oasis of contemporary design with high-end luxurious finishes and an open-concept layout that exudes sophistication and comfort. Bask in the beauty of natural light flooding through the large windows, creating a warm and inviting atmosphere in every corner of the condo. Embrace your inner chef in the well-appointed kitchen featuring stainless steel appliances, quartz countertops, undermount sinks, and ample storage space for all your culinary essentials. Sip your morning coffee or unwind with a glass of wine on the charming balcony, a perfect spot to enjoy the scenic views and fresh air. This condo is an absolute gem, combining style, comfort, and convenience in one perfect package. Don't miss out on the opportunity to make this your new home. Contact us today for a viewing!