



**215, 238 Sage Valley Common NW  
Calgary, Alberta**

**MLS # A2141117**



**\$309,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 258
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	C-C2 f0.5h18
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

\*\*\*Perfect property for First Time Home Buyers, Young Professionals, Couples or even Real Estate Investors. \*\*\*Welcome to your dream home in Sage Hill! We are thrilled to present this stunning, 1 Bed 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, 2 tone cabinetry 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!