



602, 238 Sage Valley Common NW  
Calgary, Alberta

MLS # A2141603



**\$314,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	573 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	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 D100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** Window Coverings

You're going to LOVE WHERE YOU LIVE with this beautiful 1 BEDROOM + TECH SPACE+ 1 BATHROOM condo at Q CONDOS in NW Calgary! Built by award winning Morrison Homes, it's a condo that will surely tick all your boxes. A perfect blend of modern & classic elegance wrapped up in(573.12 RMS sqft) of living space. This open concept gem offers a light filled living room & tech space with it's SOUTHWEST facing windows that look onto your balcony or into the CHEF INSPIRED kitchen featuring QUARTZ COUNTERTOPS, MODERN INSPIRED CABINETRY, STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".