



**503, 138 Sage Valley Common NW
Calgary, Alberta**

MLS # A2150343



\$350,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	679 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to your new home in the vibrant community of Sage Hill! This stunning 2 bedroom, 2 bathroom apartment offers the perfect blend of luxury, comfort, and convenience. Located on the TOP FLOOR, this unit offers unparalleled views, abundant natural light, and added privacy. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating an inviting space for entertaining and relaxation. Equipped with stainless steel appliances, QUARTZ countertops, and ample cabinetry, the kitchen is perfectly designed for efficiency and space. The primary bedroom features a walk-in closet and a 4-piece en-suite bathroom with modern fixtures. Perfect for guests or a home office, the second bedroom is generously sized and at the opposite end of the unit providing privacy. Another bathroom is adjacent to the secondary bedroom that has a full walk in shower and vanity. Enjoy the convenience of an in-unit washer and dryer. Step out onto your private balcony to enjoy morning coffee or unwind with evening views. Includes a secure underground parking space, protecting your vehicle from the elements and providing peace of mind. Nestled in the desirable community of Sage Hill, enjoy easy access to shopping, dining, parks, and top-rated schools. Don't miss the opportunity to make this beautiful apartment your new home. Schedule a viewing today and experience the best of Sage Hill living!