



**314, 138 Sage Valley Common NW
Calgary, Alberta**

MLS # A2203443



\$389,900

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|------------------|--|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 793 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Garage Door Opener, Guest, Heated Garage, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Flat Torch Membrane, Flat | Condo Fee: | \$ 379 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | C-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Data | | |

Inclusions: None

Welcome to the Q-Condos located in the up-and-coming community of Sage Hill. The Q-Condos is a fantastic lifestyle project where your residence offers everything you need, including medical, dental, vet practices, a Co-op grocery store, Tim Horton's, and more. Enjoy this luxurious style unit on the 3rd floor, with many great features, including 9 ft. ceilings, beautifully designed full-height cabinetry kitchen, tile backsplash, and stainless steel appliances with QUARTZ countertops throughout the unit. The open concept has plenty of natural light and access to your private balcony. The primary bedroom offers a spacious walk-in closet with a custom closet system and a full Ensuite bathroom. The 2nd bedroom has a few options for you. Do you need a home office space or a place for your workout gear? IN-SUITE laundry with a FULL-SIZED washer & dryer, luxury vinyl plank flooring extending throughout the unit, and Hunter Douglas window coverings. This fabulous unit features plenty of UPGRADES! This unit was barely lived in and came with an underground heated TITLED PARKING spot and 1 TITLED STORAGE UNIT. Condo fees INCLUDE heat and water. Call today for your viewing.