



GRASSROOTS
REALTY GROUP

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602, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2206383



\$295,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 268
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: none

LOVE WHERE YOU LIVE! This stunning *TOP FLOOR* 1 BEDROOM + TECH SPACE + 1 BATHROOM condo at Q Condos in NW Calgary is the perfect blend of modern style and everyday convenience. Built by award-winning Morrison Homes, this thoughtfully designed 573.12 RMS sq. ft. unit is sure to check all your boxes! This unit gives stunning South/west views and offers AIR CONDITIONING for the hot summer days! Step into an open-concept living space filled with natural light, thanks to its southwest-facing windows. The bright living area & tech space seamlessly connect to your private balcony—perfect for relaxing after a long day. Love to cook? The chef-inspired kitchen is a showstopper, featuring quartz countertops, modern cabinetry, stainless steel appliances, and wide-plank LVP flooring. The location is unbeatable! You'll be surrounded by fantastic amenities, including Leopold’s for a great burger and drink, Tim Hortons for your morning coffee, and Sunset Grill for a delicious weekend brunch—all just minutes away. Plus, with easy access to Stoney Trail & Deerfoot Trail, getting around the city is a breeze. This is more than just a condo—it’s a lifestyle. Don’t miss your chance to call this beautiful space home!