



GRASSROOTS
REALTY GROUP

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**305, 238 Sage Valley Common NW
Calgary, Alberta**

MLS # A2208901



\$299,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Air Conditioner

Modern Living Meets Everyday Convenience – 1 Bedroom + Den Condo at Q Condos in NW Calgary | Step into style with this stunning 1 BEDROOM + DEN + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 605.92 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. Take in unobstructed northwest views and stay cool year-round with built-in AIR CONDITIONING. The open-concept layout is bright and inviting, featuring floor-to-ceiling windows that flood the space with natural light. The modern kitchen flows effortlessly into the living area and out to your private balcony, perfect for relaxing or entertaining. A versatile den offers endless options—whether it’s a home office, fitness space, or creative studio. The chef-inspired kitchen is a true highlight with quartz countertops, stainless steel appliances, sleek cabinetry, and wide-plank luxury vinyl flooring. You’re just minutes from fantastic local spots like Leopold’s Tavern, Tim Hortons, and Sunset Grill, and commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This condo offers more than just a place to live—it delivers a lifestyle. Don’t miss your chance to own this stylish and well-located home!