# \$274,900 - 411, 138 Sage Valley Common Nw, Calgary

MLS® #A2263866

# \$274,900

1 Bedroom, 1.00 Bathroom, 520 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home at 411, 138 Sage valley common NW. This exceptionally designed and well-maintained condo unit shows pride of ownership at all angles and is in one of Calgary's finest and well-sought-after community of Sage Hill. This unit offers a sanctuary of light and space that will surely pick your interest when you step in through the door. It boasts of 564 square feet of developed space that includes an open concept layout with a seamless flow from the beautiful kitchen to a living room that overlooks a good size balcony. This comes with a large primary bedroom with two windows allowing for lots of natural lighting, a walk-in-closet, an in-suite laundry, a large 4-piece bath, and with Luxury vinyl planks flooring. The good size kitchen is equipped with stainless steel appliances, upgraded high end cabinetry, and a central island with quartz countertops. This unit is conveniently located close to playgrounds, shopping (Walmart Supercentre, Costco, Co-op Grocery, shoppers etc.), restaurants, and major roadways (stoney Trail, Sarcee Trail, Shaganappi Trail, Symons Valley, 144 Ave etc.), walking & biking paths. Additional credits include a storage locker and heated underground parking which will keep your vehicle clean and warm during those cold winter days and for the hot summers you are covered because the unit is equipped with an AC unit.

Weather you are looking for a home as a first-time home buyer, or downsizing, this







property might just be the right fit so don't miss out on this opportunity to make this beautiful unit yours. Book your viewing today with your favourite realtor.

#### Built in 2021

# **Essential Information**

MLS® # A2263866 Price \$274,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 520

Acres 0.00

Year Built 2021

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 411, 138 Sage Valley Common Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1x7

## **Amenities**

Amenities Elevator(s), Other, Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Underground

# Interior

Interior Features Elevator, Kitchen Island, No Animal Home, No Smoking Home, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Wall/Window Air Conditioner

Heating Baseboard

Cooling None

# of Stories 4

# **Exterior**

Exterior Features Balcony

Construction Aluminum Siding, Concrete, Mixed, Stone, Wood Frame

## **Additional Information**

Date Listed October 10th, 2025

Days on Market 3

Zoning C-C2 f0.5h18

HOA Fees 79

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Premiere Realty Direct

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