

**109, 138 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2217273**



**\$285,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board, Concrete	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** Hood Fan

**NEW! Modern Living Meets Everyday Convenience** – this apartment is located in the Q Condos in NW Calgary built in 2023! Step into style with this stunning 1 BEDROOM + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 514.05 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. 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. 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. A great investment for those looking to own rental properties, or a young couple trying to get into a home.