

**114, 138 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2231295**



**\$369,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 780 sq.ft.                         | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall                     |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 402 |
| <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>   | Elevator, Kitchen Island, Quartz Counters      |                   |        |

**Inclusions:** None

Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances — perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view — perfect for relaxing or hosting. Additional features include: • Heated underground titled parking space • Titled storage unit • Second titled surface parking stall — great for guests or a second vehicle Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more — everything you need is just a short walk away. Don't miss this rare opportunity to own a larger unit condo that blends comfort, style, and convenience.