

410, 138 Sage Valley Common NW  
Calgary, Alberta

MLS # A2172260



**\$344,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2021 (3 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	C-C2 f0.5h18
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Q Condos in Sage Hill! Built by award winning Morrison Homes. This 2 bedroom condo offers a comfortable & spacious space to call home! You'll be welcomed by the lovely prairie views that bring in an abundance of light. Along with a functional kitchen that features a large island dressed in quartz countertops, 2 toned kitchen cabinetry, & stainless steel appliances. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".