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614, 238 Sage Valley Common NW  
Calgary, Alberta

MLS # A2172838



**\$314,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	622 sq.ft.	<b>Age:</b>	2023 (1 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>	\$ 302
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	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, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to 614 Sage Valley Common! This stunning TOP FLOOR 1 BEDROOM + 1 BATH + DEN at Q CONDOS might be just what you've been searching for! Step into your modern open layout that features a bright living room and den, complimented by beautiful views of the rolling farmland outside. The chef-inspired kitchen is a dream for those that enjoy cooking with ample counter space, quartz countertops, contemporary flat panel cabinetry, all the appliances, and wide-plank LVP flooring throughout. Crafted by the award winning Morrison Homes in Sage Hill, this beautiful condo is nestled in the vibrant Sage Hill Quarter! An ideal blend of urban convenience, and contemporary living that you won't want to miss!