

\$364,900 - 315, 138 Sage Valley Common Nw, Calgary

MLS® #A2244706

\$364,900

2 Bedroom, 2.00 Bathroom, 800 sqft

Single Family

Sage Hill, Calgary, Alberta

Welcome to 315, 138 Sage Valley Common NW—an exceptional 2-bedroom, 2-bathroom condominium offering luxurious living in the heart of Sage Hill. This is a rare, first-time market offering from the original owner, showcasing meticulous care and pride of ownership. With its unbeatable location, this home effortlessly blends elegance with convenience. As you step inside, you'll be greeted by an open-concept layout, drenched in natural light and featuring a sophisticated neutral color scheme. The luxury vinyl plank flooring creates a seamless flow throughout, while high-end stainless steel appliances, including a full-size front-load washer and dryer, enhance the overall living experience. The kitchen is a chef's dream, featuring sleek quartz countertops and an oversized island ideal for meal prep and entertaining. Comfort is at the forefront with large windows that fill the space with warmth and light. The spacious living and dining areas provide flexible options for relaxation and hosting. The primary bedroom includes a generous walk thru closet for all your storage needs and a 3-piece bathroom. While the second bedroom and well-appointed 4-piece bathroom create an inviting atmosphere, perfect for guests or as a private office. Step out onto the private balcony, where a gas line for BBQs sets the stage for outdoor dining and gatherings. Additional perks include titled underground parking and a convenient storage locker. This building is ideally located next to a



plaza, offering all the amenities you could need, including Co-op Grocery, daycare services, Shoppers Drug Mart, Tim Hortons, restaurants, Anytime Fitness, a gas station, and more—all just steps away. Plus, you're only 20 minutes from Calgary International Airport and 25 minutes from downtown Calgary, with parks and playgrounds nearby. Don't miss the chance to call this beautiful home yours! (id:6289)

Built in 2021

Essential Information

Listing #	A2244706
Price	\$364,900
Bedrooms	2
Bathrooms	2.00
Square Footage	800
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	315, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1X7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	Baseboard heaters
Cooling	None

of Stories 4

Exterior

Exterior Aluminum siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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