

# \$295,000 - 602, 238 Sage Valley Common Nw, Calgary

MLS® #A2206383

**\$295,000**

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

LOVE WHERE YOU LIVE! This stunning \*TOP FLOOR\* 1 BEDROOM + TECH SPACE + 1 BATHROOM condo at Q Condos in NW Calgary is the perfect blend of modern style and everyday convenience. Built by award-winning Morrison Homes, this thoughtfully designed 573.12 RMS sq. ft. unit is sure to check all your boxes! This unit gives stunning South/west views and offers AIR CONDITIONING for the hot summer days!

Step into an open-concept living space filled with natural light, thanks to its southwest-facing windows. The bright living area & tech space seamlessly connect to your private balcony—perfect for relaxing after a long day. Love to cook? The chef-inspired kitchen is a showstopper, featuring quartz countertops, modern cabinetry, stainless steel appliances, and wide-plank LVP flooring.

The location is unbeatable! You'll be surrounded by fantastic amenities, including Leopold's™ for a great burger and drink, Tim Hortons for your morning coffee, and Sunset Grill for a delicious weekend brunch—all just minutes away. Plus, with easy access to Stoney Trail & Deerfoot Trail, getting around the city is a breeze.

This is more than just a condo—it's a lifestyle. Don't miss your chance to call this beautiful space home!



Built in 2023

**Essential Information**

MLS® #	A2206383
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	602, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X9

**Amenities**

Amenities	Elevator(s), Guest Suite, Parking, Secured Parking, Storage, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Stall, Titled, Underground

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	5

**Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Level
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	40
Zoning	C-C2
HOA Fees	55
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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