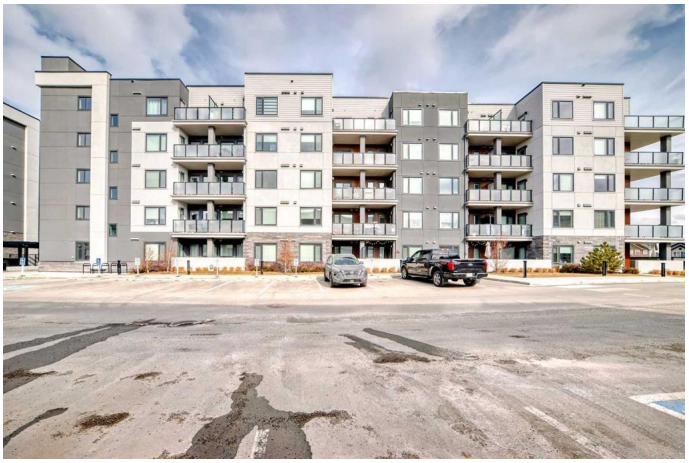
$295,000 - 412, 138 Sage Valley Common Nw, Calgary

MLS® #A2211406

$295,000
2 Bedroom, 1.00 Bathroom, 647 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta



Welcome to 412, 138 Sage Valley Common NW. Experience the luxury living in this stunning 2-bedroom, 1-bathroom condominium, perfectly situated at the heart of Sage Hill. As the first-time offering on the market, this meticulously maintained, one-owner property showcases the pride of ownership and is truly a rare find. This incredible location offers the perfect blend of luxury and lifestyle. Step inside and discover an open-concept haven, abundant natural light and boasting a neutral color palette that exudes elegance. Luxury vinyl plank flooring flows seamlessly throughout, while top-of-the-line stainless steel appliances, including a full-size front-load washer and dryer, elevate the living experience.The sleek, quartz-countertops kitchen is a culinary dream, complete with an extra-large island perfect for food preparation and entertaining. Air conditioning and 9-foot ceilings add to the sense of spaciousness and comfort. The large windows bathe the interior in warm sunlight, fostering a welcoming and inviting environment throughout the day. The spacious living and dining areas offer versatility and comfort. The primary retreat features a closet, providing ample storage for your wardrobe essentials. The second bedroom, along with the well-appointed 4-piece bathroom, exudes a warm and cozy vibe, making it an ideal space for guests or a private home office. Unwind on the private balcony, where a gas line BBQ invites alfresco dining and entertaining.

Additional features of this unit include titled underground parking and a storage locker, convenience and peace of mind are assured. This Apartment building is situated right beside a Plaza in which you get almost all the amenities at your doorstep - Co-op Grocery, Daycare, Shoppers, Tim Hortons, Restaurants, Anytime Fitness, Gas Station & many more. Just 20 minutes to Calgary international Airport, 25 minutes to Calgary Downtown, Close to Parks, Playgrounds & all major amenities. Don't miss out on the opportunity to make this your new home.

Built in 2021

Essential Information

MLS® #	A2211406
Price	$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	412, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X7

Amenities

Amenities	Visitor Parking

Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	5

Exterior

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Stucco

Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	C-C2
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.

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