

\$369,500 - 114, 138 Sage Valley Common Nw, Calgary

MLS® #A2231295

\$369,500

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances – perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view – perfect for relaxing or hosting.

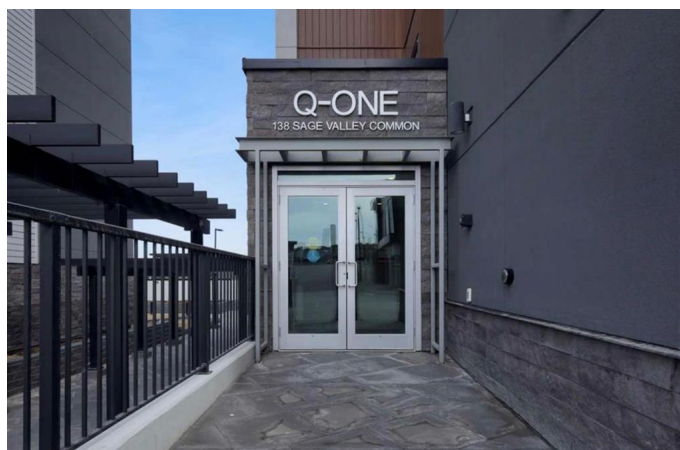
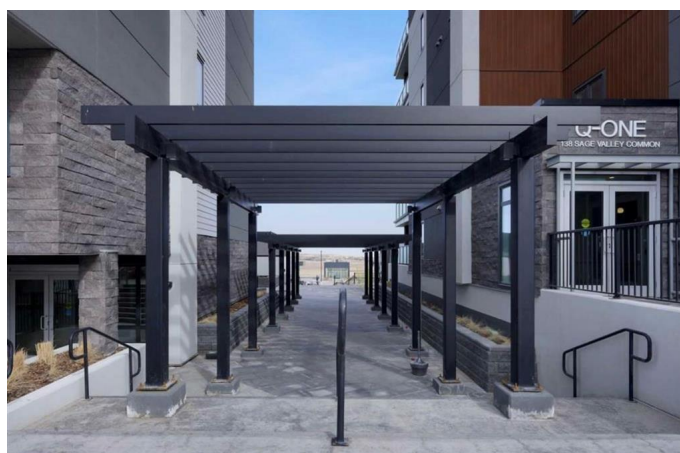
Additional features include:

• Heated underground titled parking space

• Titled storage unit

• Second titled surface parking stall – great for guests or a second vehicle

Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more – everything you need is just a short walk away. Don't miss this rare opportunity to own a larger unit condo that blends comfort, style,



and convenience.

Built in 2021

Essential Information

MLS® #	A2231295
Price	\$369,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	114, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

Amenities

Amenities	Elevator(s), Snow Removal
Parking Spaces	2
Parking	Parkade, Stall

Interior

Interior Features	Elevator, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Concrete, Aluminum Siding

Additional Information

Date Listed	June 14th, 2025
Days on Market	15
Zoning	C-C2
HOA Fees	105
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.