

# \$274,900 - 411, 138 Sage Valley Common Nw, Calgary

MLS® #A2263866

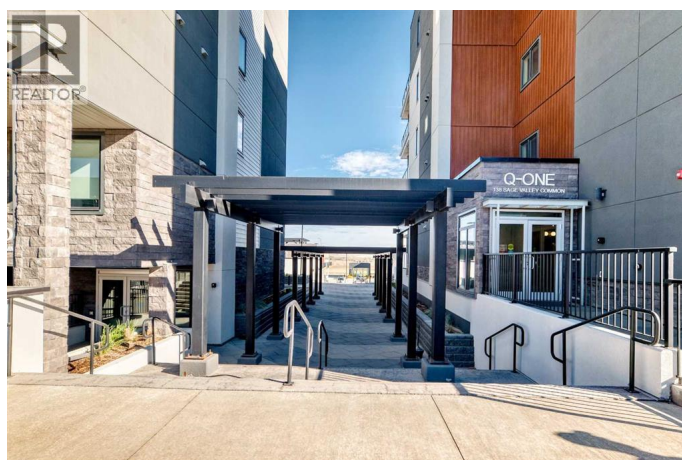
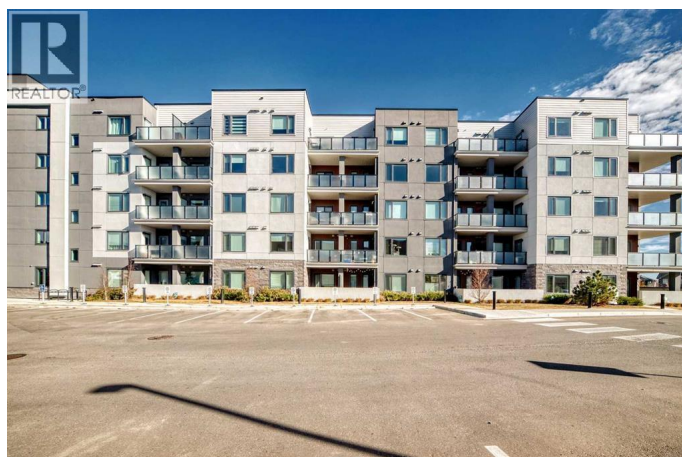
**\$274,900**

1 Bedroom, 1.00 Bathroom, 520 sqft

Single Family on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your new home at 411, 138 Sage valley common NW. This exceptionally designed and well-maintained condo unit shows pride of ownership at all angles and is in one of Calgary's finest and well-sought-after community of Sage Hill. This unit offers a sanctuary of light and space that will surely pick your interest when you step in through the door. It boasts of 564 square feet of developed space that includes an open concept layout with a seamless flow from the beautiful kitchen to a living room that overlooks a good size balcony. This comes with a large primary bedroom with two windows allowing for lots of natural lighting, a walk-in-closet, an in-suite laundry, a large 4-piece bath, and with Luxury vinyl planks flooring. The good size kitchen is equipped with stainless steel appliances, upgraded high end cabinetry, and a central island with quartz countertops. This unit is conveniently located close to playgrounds, shopping (Walmart Supercentre, Costco, Co-op Grocery, shoppers etc.), restaurants, and major roadways (stoney Trail, Sarcree Trail, Shaganappi Trail, Symons Valley, 144 Ave etc.), walking & biking paths. Additional credits include a storage locker and heated underground parking which will keep your vehicle clean and warm during those cold winter days and for the hot summers you are covered because the unit is equipped with an AC unit. Weather you are looking for a home as a first-time home buyer, or downsizing, this property might just be the



right fit so don't miss out on this opportunity to make this beautiful unit yours. Book your viewing today with your favourite realtor.  
(id:6289)

Built in 2021

**Essential Information**

Listing #	A2263866
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Square Footage	520
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	411, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
Province	Alberta
Postal Code	T3R1x7

**Amenities**

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

**Interior**

Appliances	Washer, Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Microwave
Heating	Baseboard heaters
Cooling	None
# of Stories	4

**Exterior**

Exterior	Aluminum siding, Concrete, Stone
Construction	Poured concrete, Wood frame

## **Listing Details**

Listing Office	Premiere Realty Direct
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