

# \$285,000 - 109, 138 Sage Valley Common Nw, Calgary

MLS® #A2217273

**\$285,000**

1 Bedroom, 1.00 Bathroom, 514 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

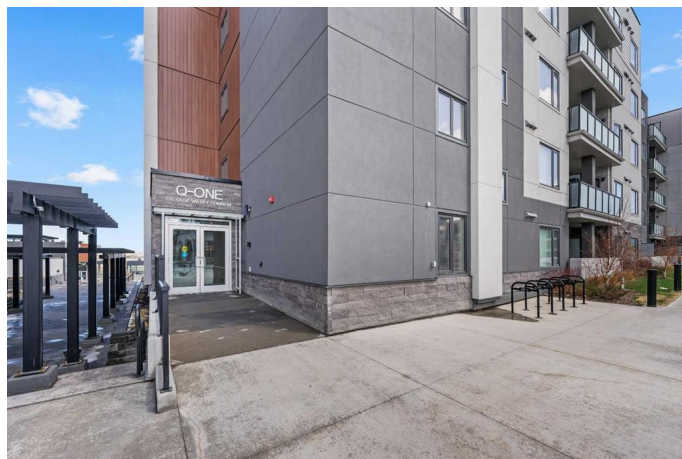
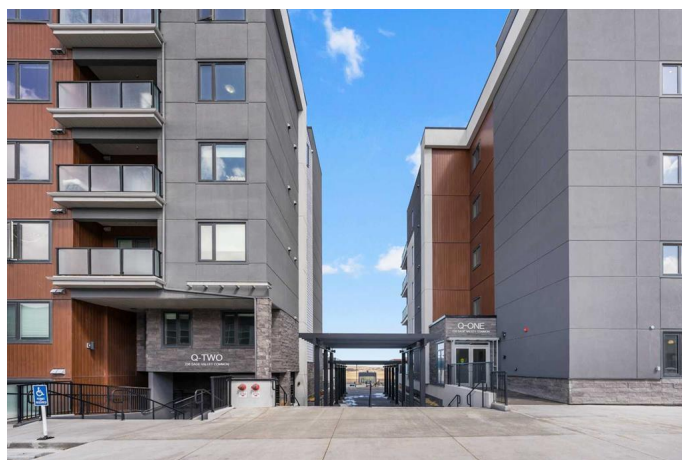
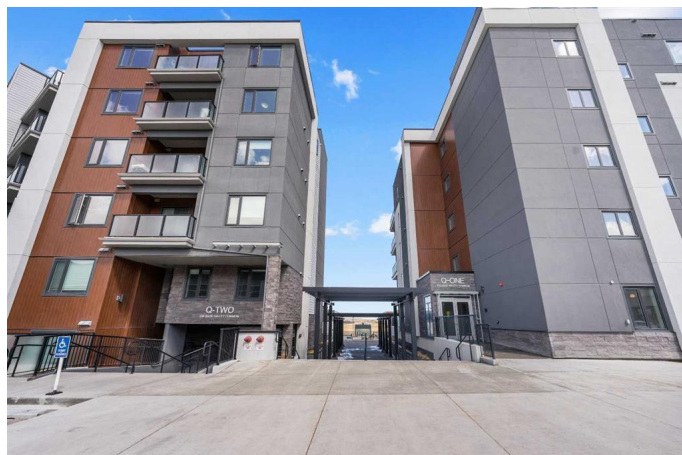
**NEW! Modern Living Meets Everyday Convenience** – this apartment is located in the Q Condos in NW Calgary built in 2023! Step into style with this stunning 1 BEDROOM + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 514.05 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. The open-concept layout is bright and inviting, featuring floor-to-ceiling windows that flood the space with natural light. The modern kitchen flows effortlessly into the living area and out to your private balcony, perfect for relaxing or entertaining. The chef-inspired kitchen is a true highlight with quartz countertops, stainless steel appliances, sleek cabinetry, and wide-plank luxury vinyl flooring. You're just minutes from fantastic local spots like Leopold's Tavern, Tim Hortons, and Sunset Grill, and commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This condo offers more than just a place to live—it delivers a lifestyle. A great investment for those looking to own rental properties, or a young couple trying to get into a home.

Built in 2023

## Essential Information

MLS® # A2217273

Price \$285,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	514
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	71
Zoning	C-C2

**Listing Details**

Listing Office                      CIR Realty

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