

# \$269,900 - 403, 238 Sage Valley Common Nw, Calgary

MLS® #A2241192

**\$269,900**

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Discover the perfect blend of style, comfort, and convenience in this beautifully designed 1-bedroom condo. Located in a sleek, modern building just steps away from vibrant restaurants, a lively commercial plaza, and public transit, this home offers everything you need right at your doorstep.

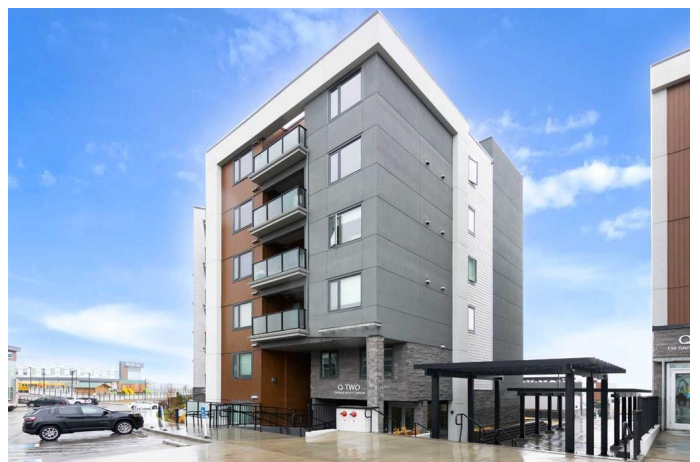
Inside, you'll be greeted by a bright and airy open-concept layout, highlighted by large windows that fill the space with natural light. The high-end finishes throughout—including quartz countertops, undermount sinks, and stainless steel appliances—create a contemporary, upscale feel.

Whether you're whipping up meals in the stylish kitchen or relaxing in the cozy living area, every inch of this unit is thoughtfully designed for modern living. Enjoy morning coffee or evening drinks on your private balcony, where you can take in peaceful views and fresh air.

Perfect for first-time buyers, investors, or anyone looking to downsize without compromising on quality, this condo is a rare find in a sought-after location.

Don't miss your chance to call this beautiful space home—schedule your private tour today!

Built in 2023



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241192          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 551               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 403, 238 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X8                        |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Other, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Parkade, Titled, Secured                                    |

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                                                                                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Built-In Electric Range, Electric Oven, Instant Hot Water |
| Heating           | Baseboard                                                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                                         |
| # of Stories      | 5                                                                                                                                                                                            |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Lot Description   | Other   |

Construction            Concrete, Stone, Vinyl Siding

**Additional Information**

Date Listed            July 18th, 2025

Days on Market        51

Zoning                 C-C2 f0.5h18

**Listing Details**

Listing Office            Royal LePage Solutions

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