

\$295,000 - 602, 238 Sage Valley Common Nw, Calgary

MLS® #A2206383

\$295,000

1 Bedroom, 1.00 Bathroom, 573 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

LOVE WHERE YOU LIVE! This stunning *TOP FLOOR* 1 BEDROOM + TECH SPACE + 1 BATHROOM condo at Q Condos in NW Calgary is the perfect blend of modern style and everyday convenience. Built by award-winning Morrison Homes, this thoughtfully designed 573.12 RMS sq. ft. unit is sure to check all your boxes! This unit gives stunning South/west views and offers AIR CONDITIONING for the hot summer days!

Step into an open-concept living space filled with natural light, thanks to its southwest-facing windows. The bright living area & tech space seamlessly connect to your private balcony—perfect for relaxing after a long day. Love to cook? The chef-inspired kitchen is a showstopper, featuring quartz countertops, modern cabinetry, stainless steel appliances, and wide-plank LVP flooring.

The location is unbeatable! You'll be surrounded by fantastic amenities, including Leopold's™ for a great burger and drink, Tim Hortons for your morning coffee, and Sunset Grill for a delicious weekend brunch—all just minutes away. Plus, with easy access to Stoney Trail & Deerfoot Trail, getting around the city is a breeze.

This is more than just a condo—it's a lifestyle. Don't miss your chance to call this beautiful space home!



Built in 2023

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2206383 |
| Price | \$295,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 573 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 602, 238 Sage Valley Common Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R1X9 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Gazebo, Guest Suite, Parking, Secured Parking, Visitor Parking, Storage |
| Parking Spaces | 1 |
| Parking | Stall, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 5 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Level |
| Roof | Flat Torch Membrane |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 7 |
| Zoning | C-C2 |
| HOA Fees | 55 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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