

**114, 138 Sage Valley Common NW  
Calgary, Alberta**

**MLS # A2174201**



**\$379,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** Washer/dryer, Stove, Hoodfan, Microwave, Dishwasher, Fridge

This amazing spacious 2 bedroom unit has been meticulously cared for by original owners and has been upgraded from the standard finishes to be more luxurious. What an amazing location for your next investment, being one of the most walkable condos in sage hill, or a ultra - convenient place to call home. Featuring quartz countertops in the kitchen and new appliances from the 2021 build of this complex you will have lots of room to eat breakfast at the kitchen island basked in natural sunlight from the ample windows in the main living room area. This END UNIT with HUGE windows in both bedrooms also features in-suite washer and dryer and some storage moving into your 4-peice bathroom close by to the second bedroom which is a great kids room or your dream home office for the young professional. A large primary bedroom can fit your queen bed easily which has a walk in closet with his/hers sides to store the family wardrobe and you can relax in the full en-suite bathroom after a long day at work. Outside you have a BBQ hook up and a LARGE deck creating and extra 79sft of functional space with a view to the SW Calgary to relax with friends and family. This unit has one underground/heated parking stall PLUS one STORAGE locker, This condo community is ideally located in Q quarter with groceries, shopping, restaurants, pharmacy all within 2-5 minutes walk out your front door! This area is also easily accessible just off Shaganappi trail NW and minutes from the ring road to get anywhere in Calgary with ease. Book your showing today!