



GRASSROOTS
REALTY GROUP

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216, 238 Sage Valley Common NW
Calgary, Alberta

MLS # A2318028



\$320,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	C-C2 f0.5h18
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: NONE

Welcome to Unit 216 in Q2, a beautifully appointed 2-bedroom, 2-bathroom condo offering 806 sq. ft. of stylish, functional living space in the heart of one of NW Calgary's most convenient communities. Designed with modern living in mind, this bright and open-concept home features luxury vinyl plank flooring, quartz countertops, air conditioning, and a thoughtfully designed layout that maximizes both comfort and privacy. The contemporary kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining or relaxing after a busy day. The spacious primary retreat includes a walk-through closet leading to a private ensuite complete with a glass-enclosed shower. The second bedroom is ideal for kids, guests, family, or a home office and is conveniently located near the main bathroom featuring a deep soaker tub. A dedicated in-suite laundry closet adds everyday convenience. One of the standout features of this home is the wrap-around balcony with VIEWS and gas line, offering additional outdoor living space and the perfect spot to enjoy your morning coffee or unwind in the evening. This unit also includes one titled underground parking stall and a separate titled storage locker, providing secure parking and valuable extra storage space. Location is everything, and this home delivers. Just steps from Sage Hill Crossing and minutes from Creekside Shopping Centre, you'll enjoy easy access to Walmart, T&T Supermarket, Costco, Sobeys, Co-op, Winners, HomeSense, Active start childcare, Shoppers Drug Mart, Anytime Fitness, Tim Hortons, Starbucks, restaurants just steps away out your door, as well as countless everyday amenities. Commuting is effortless with quick access to Stoney Trail, Shaganappi Trail, Symons Valley Road, and Deerfoot Trail, connecting you to the rest of the city with ease. Whether you're a first-time buyer, downsizer, or

investor, this move-in-ready condo offers an exceptional combination of comfort, style, and unbeatable convenience in the sought-after community of Sage Hill.