



GRASSROOTS
REALTY GROUP

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313, 138 Sage Valley Common NW
Calgary, Alberta

MLS # A2318652



\$239,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2021 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to exceptional value in the sought-after community of Sage Hill! Freshly painted and filled with natural light, this beautifully maintained unit features a sunny south-facing exposure, allowing you to enjoy sunshine throughout the day from both the large windows and private balcony. Inside, you'll find durable luxury vinyl plank flooring throughout—perfect for busy lifestyles, families, and pet owners. Lovingly maintained and hardly lived in since being purchased in 2021, the home presents exceptionally well. The open-concept kitchen is designed for both functionality and style, featuring a central island, quartz countertops, stainless steel appliances, an upgraded built-in microwave, and a Whirlpool French-door refrigerator complete with an ice maker. The upgraded tile backsplash adds a sophisticated designer touch. The spacious bedroom offers direct access to a walk-through closet equipped with built-in shelving and drawers, providing excellent storage and organization. The well-appointed four-piece bathroom also features quartz countertops, creating a cohesive and modern aesthetic. In-suite laundry with a washer and dryer adds everyday convenience. Enjoy the added benefits of underground parking and a dedicated storage locker. Ideally located within walking distance to numerous shops, restaurants, and everyday amenities, this home also offers quick access to Shaganappi Trail and Stoney Trail, making commuting throughout the city a breeze. An outstanding opportunity for first-time buyers, downsizers, or investors looking for exceptional value in one of NW Calgary's most convenient communities.