



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**314, 238 Sage Valley Common NW  
Calgary, Alberta**

**MLS # A2328200**



**\$249,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 611 sq.ft.                         | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                |                   |              |
|--------------------|------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                         | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Vinyl                                          | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Asphalt/Gravel                                 | <b>Condo Fee:</b> | \$ 339       |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stucco                                         | <b>Zoning:</b>    | C-C2 f0.5h18 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, Vinyl Windows |                   |              |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome to Unit 314 at Q Condos in the sought-after community of Sage Hill! This beautifully appointed 1-bedroom plus den condominium offers 610 sq. ft. of thoughtfully designed living space, combining modern finishes with everyday functionality. Whether you're a first-time home buyer, investor, or looking to downsize, this move-in-ready home is an outstanding opportunity. The open-concept floor plan is filled with natural light and features a contemporary kitchen complete with quartz countertops, full-height cabinetry, stainless steel appliances, and a spacious island that seamlessly connects to the dining and living areas—perfect for entertaining or relaxing at home. The bright living room opens onto a private balcony, creating the ideal space to enjoy your morning coffee or unwind after a long day. The spacious primary bedroom offers excellent closet space, while the versatile den provides the perfect setup for a home office, reading nook, or guest space. A well-appointed 4-piece bathroom, in-suite laundry, and stylish modern finishes throughout complete the interior. This exceptional unit also includes the convenience of a titled underground parking stall and a titled storage locker, providing valuable additional space and security. Residents of Q Condos enjoy a well-maintained building in an unbeatable location, just steps from walking paths, parks, shopping, restaurants, fitness facilities, and public transit. With quick access to Stoney Trail, Shaganappi Trail, and major amenities including Sage Hill Crossing and Beacon Hill Shopping Centre, commuting and everyday errands are effortless. Don't miss this fantastic opportunity to own a stylish, low-maintenance home in one of Northwest Calgary's fastest-growing communities. Whether you're looking for your first home, an investment property, or the perfect lock-and-leave

lifestyle, Unit 314 checks all the boxes.