

# \$319,900 - 103, 138 Sage Valley Common Nw, Calgary

MLS® #A2246385

**\$319,900**

2 Bedroom, 2.00 Bathroom, 679 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this immaculate 2-bedroom, 2-bathroom condo, located in the highly sought-after neighborhood of Sage Hill. Built in 2021, this stunning residence offers contemporary elegance and a host of desirable features, ensuring a perfect blend of comfort and style.

Step inside to discover an open-concept floor plan that effortlessly combines the living, dining, and kitchen areas—ideal for both relaxation and entertaining. The spacious bedrooms provide a peaceful retreat, with large windows allowing natural light to pour in. Both bathrooms are thoughtfully designed with sleek finishes, adding to the condo's modern charm.

The kitchen is a culinary enthusiast's dream, complete with premium stainless-steel appliances, ample storage, and a convenient breakfast bar—perfect for casual dining or gathering with friends. Luxury vinyl plank flooring throughout adds a touch of sophistication while being easy to maintain. Located in a vibrant community, this condo offers easy access to a variety of shops, restaurants, and amenities, all within walking distance. Whether you're enjoying a morning coffee or hosting a dinner party, this home ensures a lifestyle of convenience and luxury. Don't miss out—contact your favorite realtor today to schedule a showing!

Built in 2021



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246385          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 679               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 103, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X7                        |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Secured Parking |
| Parking Spaces | 1                                             |
| Parking        | Underground                                   |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer    |
| Heating           | Baseboard                                                            |
| Cooling           | None                                                                 |
| # of Stories      | 5                                                                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | C-C2 f0.5h18     |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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