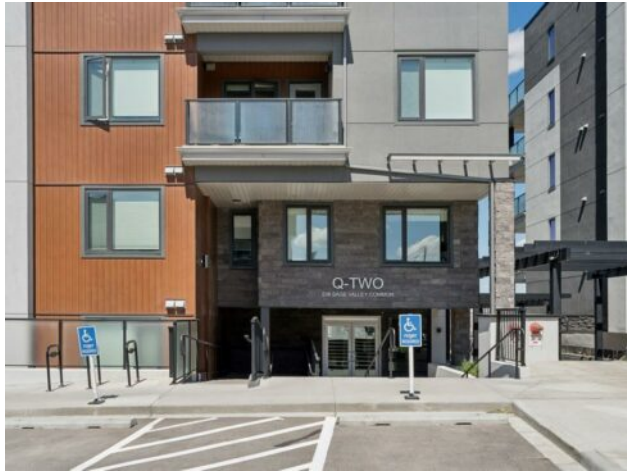


**602, 238 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2206383**



**\$295,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** none

**LOVE WHERE YOU LIVE!** This stunning **\*TOP FLOOR\*** 1 BEDROOM + TECH SPACE + 1 BATHROOM condo at Q Condos in NW Calgary is the perfect blend of modern style and everyday convenience. Built by award-winning Morrison Homes, this thoughtfully designed 573.12 RMS sq. ft. unit is sure to check all your boxes! This unit gives stunning South/west views and offers AIR CONDITIONING for the hot summer days! Step into an open-concept living space filled with natural light, thanks to its southwest-facing windows. The bright living area & tech space seamlessly connect to your private balcony—perfect for relaxing after a long day. Love to cook? The chef-inspired kitchen is a showstopper, featuring quartz countertops, modern cabinetry, stainless steel appliances, and wide-plank LVP flooring. The location is unbeatable! You'll be surrounded by fantastic amenities, including Leopold's for a great burger and drink, Tim Hortons for your morning coffee, and Sunset Grill for a delicious weekend brunch—all just minutes away. Plus, with easy access to Stoney Trail & Deerfoot Trail, getting around the city is a breeze. This is more than just a condo—it's a lifestyle. Don't miss your chance to call this beautiful space home!