

**301, 138 Sage Valley Common NW**  
**Calgary, Alberta**

**MLS # A2208746**



**\$374,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Please join us for an Open House - Sunday May 11, 2-5pm. Welcome to The Q in Sage Hill where modern design meets everyday functionality. This FULLY REDESIGNED and UPGRADED third-floor unit stands out from the rest with PREMIUM FINISHES and thoughtful touches throughout. Step into a bright, OPEN-CONCEPT layout featuring a LARGE PRIMARY BEDROOM complete with a BUILT-IN CLOSET SYSTEM and a stunning 4 PIECE EN-SUITE BATHROOM, showcasing luxury features like a free-standing Maax tub with a black Delta tub filler, walk-in shower with rainshower, handshower, and black Delta fixtures, plus a vessel sink with backlit mirror and sleek black hardware throughout. The FULLY UPGRADED KITCHEN is a chef's dream, offering ADDITIONAL CABINETRY, STAINLESS STEEL APPLIANCES, a STAINLESS STEEL FARMHOUSE SINK, and a striking black Kohler SEMI-PRO FAUCET. A spacious 2 PIECE GUEST BATHROOM and IN-SUITE LAUNDRY add to the comfort and practicality of this home. Enjoy year-round comfort with a FULLY DUCTED HEATING & COOLING SYSTEM (CENTRAL A/C), plus a FULLY DUCTED ENERGY RECOVERY VENTILATOR (ERV) that brings in fresh air and removes stale air for improved indoor air quality. Other upgrades include a PREMIUM LIGHTING PACKAGE throughout, BUILT-IN CABINETS in the primary bedroom with stylish barn doors matching the en-suite, and a LARGE BALCONY perfect for morning coffee or unwinding at sunset. This unit includes TWO TITLED PARKING STALLS — one underground and one outdoor — plus a TITLED STORAGE UNIT for added convenience. Located in the heart of Sage Hill, the complex is ideally situated with quick access to major roadways and Calgary International Airport — perfect for frequent travelers or

airline professionals. Shopping, dining, and scenic pathways are all just minutes away. Don't miss your chance to own a truly turn-key property in northwest Calgary!