

**305, 238 Sage Valley Common NW  
Calgary, Alberta**

**MLS # A2208901**



**\$299,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 302
<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Air Conditioner

Modern Living Meets Everyday Convenience & 1 Bedroom + Den Condo at Q Condos in NW Calgary | Step into style with this stunning 1 BEDROOM + DEN + 1 BATHROOM condo located in the highly desirable Q Condos, crafted by award-winning Morrison Homes. Offering 605.92 RMS sq. ft. of smart, functional space, this unit blends contemporary finishes with comfort and practicality. Take in unobstructed northwest views and stay cool year-round with built-in AIR CONDITIONING. The open-concept layout is bright and inviting, featuring floor-to-ceiling windows that flood the space with natural light. The modern kitchen flows effortlessly into the living area and out to your private balcony, perfect for relaxing or entertaining. A versatile den offers endless options—whether it’s a home office, fitness space, or creative studio. The chef-inspired kitchen is a true highlight with quartz countertops, stainless steel appliances, sleek cabinetry, and wide-plank luxury vinyl flooring. You’re just minutes from fantastic local spots like Leopold’s Tavern, Tim Hortons, and Sunset Grill, and commuting is a breeze with quick access to Stoney Trail and Deerfoot Trail. This condo offers more than just a place to live—it delivers a lifestyle. Don’t miss your chance to own this stylish and well-located home!