

# \$314,900 - 305, 238 Sage Valley Common Nw, Calgary

MLS® #A2208901

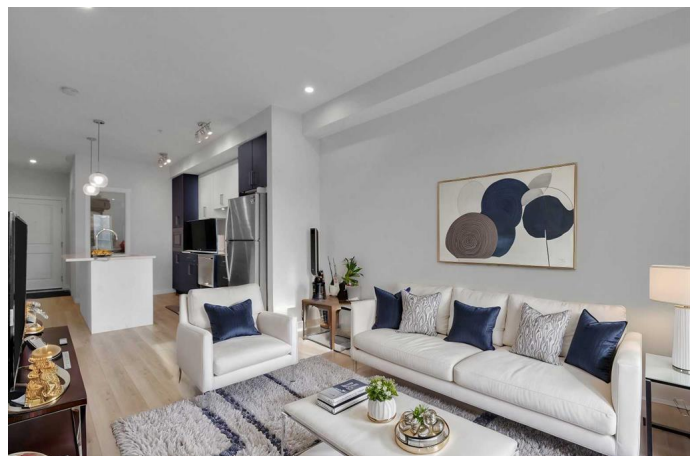
**\$314,900**

1 Bedroom, 1.00 Bathroom, 606 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Modern Living Meets Everyday Convenience  
â€” 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 optionsâ€”whether itâ€™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. Youâ€™re just minutes from fantastic local spots like Leopoldâ€™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 liveâ€”it delivers a lifestyle. Donâ€™t miss your chance to own this stylish and well-located home!

Built in 2023



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208901          |
| Price          | \$314,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 606               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 305, 238 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X9                        |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Secured Parking, Visitor Parking |
| Parking Spaces | 1                                |
| Parking        | Parkade, Underground             |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                            |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | Central Air   |
| # of Stories      | 6   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 19              |
| Zoning         | C-C2            |

### **Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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