

# \$364,900 - 315, 138 Sage Valley Common Nw, Calgary

MLS® #A2244706

## \$364,900

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 315, 138 Sage Valley Common NW—an exceptional 2-bedroom, 2-bathroom condominium offering luxurious living in the heart of Sage Hill. This is a rare, first-time market offering from the original owner, showcasing meticulous care and pride of ownership. With its unbeatable location, this home effortlessly blends elegance with convenience. As you step inside, you'll be greeted by an open-concept layout, drenched in natural light and featuring a sophisticated neutral color scheme. The luxury vinyl plank flooring creates a seamless flow throughout, while high-end stainless steel appliances, including a full-size front-load washer and dryer, enhance the overall living experience. The kitchen is a chef's dream, featuring sleek quartz countertops and an oversized island ideal for meal prep and entertaining. Comfort is at the forefront with large windows that fill the space with warmth and light. The spacious living and dining areas provide flexible options for relaxation and hosting. The primary bedroom includes a generous walk thru closet for all your storage needs and a 3-piece bathroom. While the second bedroom and well-appointed 4-piece bathroom create an inviting atmosphere, perfect for guests or as a private office. Step out onto the private balcony, where a gas line for BBQs sets the stage for outdoor dining and gatherings. Additional perks include titled underground parking and a convenient storage locker. This building is ideally located next to a



plaza, offering all the amenities you could need, including Co-op Grocery, daycare services, Shoppers Drug Mart, Tim Hortons, restaurants, Anytime Fitness, a gas station, and more—all just steps away. Plus, you're only 20 minutes from Calgary International Airport and 25 minutes from downtown Calgary, with parks and playgrounds nearby. Don't miss the chance to call this beautiful home yours!

Built in 2021

### Essential Information

MLS® #	A2244706
Price	\$364,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	315, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X7

### Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board, Concrete, Aluminum Siding

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	79
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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