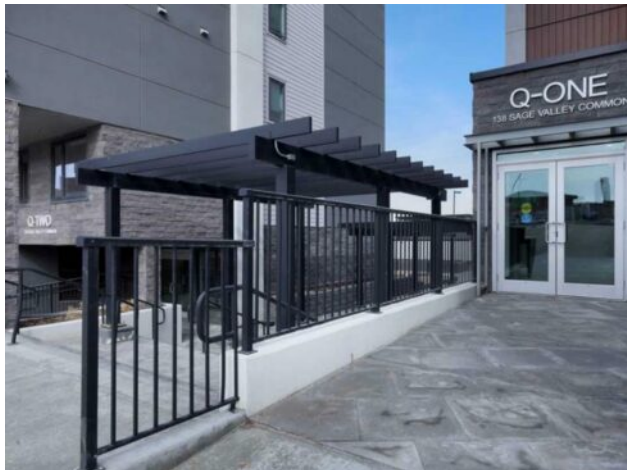


114, 138 Sage Valley Common NW  
Calgary, Alberta

MLS # A2231295



**\$369,500**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board, Concrete	<b>Zoning:</b>	C-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	None
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Welcome to this beautifully maintained, spacious 2-bedroom, 2-bath end-unit condo in the sought-after Q-One building. Designed with modern elegance, this unit features expansive windows that flood the open-concept living space with natural light. The chef-inspired kitchen boasts quartz countertops, a large island, ample cabinetry, and brand-new stainless steel appliances — perfect for cooking and entertaining. Wide-plank modern vinyl flooring runs throughout, and the convenience of in-suite laundry adds to the home's functionality. The primary bedroom offers a generous layout with a walk-in closet and a private 3-piece ensuite bathroom, comfortably fitting a queen-size bed. The second bedroom is ideal for children, guests, or a home office, currently outfitted with a bunk bed. Step outside to a spacious 79 sq. ft. balcony, complete with a BBQ gas hookup and a peaceful view — perfect for relaxing or hosting. Additional features include: • Heated underground titled parking space • Titled storage unit • Second titled surface parking stall — great for guests or a second vehicle Located just steps from essential amenities including grocery stores, restaurants, pharmacies, gas stations, and more — everything you need is just a short walk away. Don't miss this rare opportunity to own a larger unit condo that blends comfort, style, and convenience.