

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

MLS® #A2208901

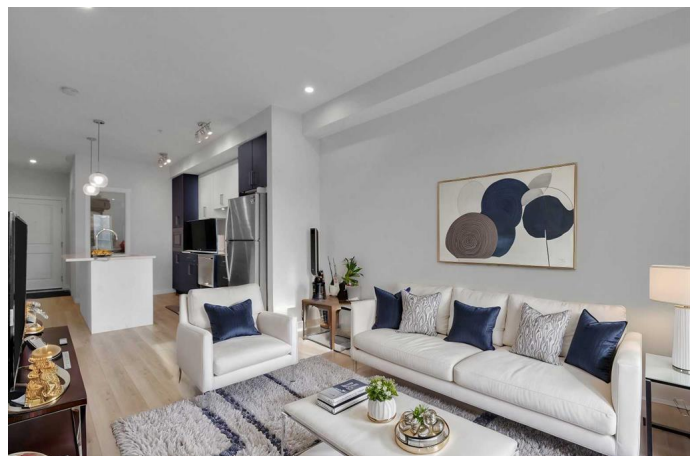
**\$314,900**

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)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.