

\$349,700 - 411, 238 Sage Valley Common Nw, Calgary

MLS® #A2054468

\$349,700

2 Bedroom, 1.00 Bathroom, 633 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

WEST EXPOSURE | HIGH END FINISHES |
UNDERGROUND PARKING | PRIVATE
BALCONY | MOUNTAIN VIEWS | 2 BED & 1
BATH |

Introducing a captivating NEW unit in Sage Hill offering a delightful living experience. This 2 bedroom, 1 bathroom residence encompasses just under 650 square feet of thoughtfully designed living space, featuring high-end luxurious finishes that exude sophistication and elegance.

This unit has upgraded cabinets, pod lights, full sized washer & dryer, an island with electrical outlets, and includes window blinds. The highlight of this unit is the chef's kitchen, a culinary haven that will inspire your inner chef. Equipped with top-of-the-line inbuilt appliances, this kitchen is a masterpiece, blending functionality with style. The kitchen is adorned with quartz countertops, an island/eating bar, custom cabinetry, and a stainless steel appliance package, making it a dream come true for culinary enthusiasts and adding a touch of opulence to the space. The open concept layout creates a seamless flow between the kitchen and living room, allowing for effortless entertaining and a modern, connected atmosphere. The neutral color palette adds a touch of tranquility, providing a blank canvas for personalization. Abundant natural light fills the space, enhancing the overall ambiance and creating a bright and airy atmosphere. The large windows bathe the interior in warm sunlight, fostering a



welcoming and inviting environment throughout the day.

The spacious living and dining areas offer versatility and comfort, catering to various furniture arrangements and lifestyle preferences.

The primary retreat features a closet, providing ample storage for your wardrobe essentials.

This cozy sanctuary offers a serene escape for relaxation and rest. The second bedroom, along with the well-appointed 4-piece bathroom, exudes a warm and cozy vibe, making it an ideal space for guests or a private home office.

Step outside to the balcony, a perfect spot for gathering with friends and family or simply enjoying the fresh air. The balcony is equipped with a built-in gas line, allowing for effortless outdoor cooking and entertaining. Soak in the abundant sunlight from the west exposure of the unit.

Additional features of this unit include in-suite laundry facilities, a titled parking space for convenience, and a storage locker for optimal organization and functionality.

This brand-new unit in Sage Hill, Calgary, presents a beautiful opportunity to embrace luxurious living in a vibrant and growing community. With its high-end finishes, chef's kitchen, an abundance of natural light, and well-appointed living spaces, this residence is designed to elevate your lifestyle and provide a comfortable and elegant retreat. Truly breathtaking and competitively priced. Book a showing with your favorite Realtor today!

Built in 2023

Essential Information

MLS® #	A2054468
Price	\$349,700
Sold Price	\$340,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	633
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	411, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X8

Amenities

Amenities	Bicycle Storage, Elevator(s), Guest Suite, Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Other
Roof	Flat Torch Membrane
Construction	Wood Frame

Additional Information

Date Listed	June 2nd, 2023
Date Sold	March 10th, 2024
Days on Market	281
Zoning	M-1 d100
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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