

# \$329,900 - 112, 138 Sage Valley Common Nw, Calgary

MLS® #A2112291

**\$329,900**

2 Bedroom, 1.00 Bathroom, 647 sqft

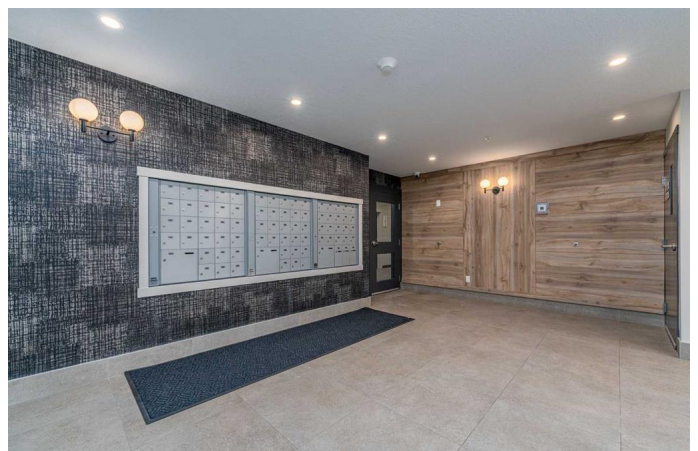
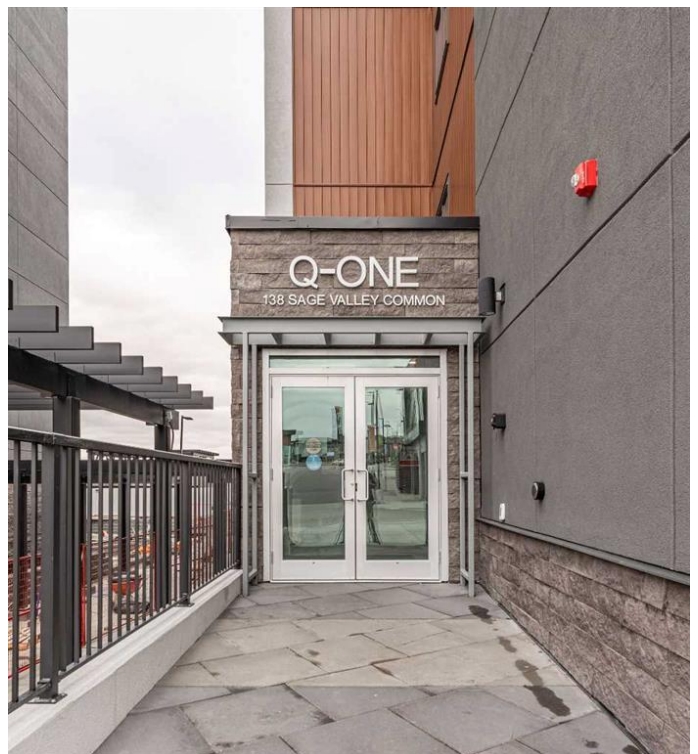
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This is THE BEST apartment building in the SAGE/NOLAN/KONCORA area!! You need see it to understand why! Do you LOVE the idea of URBAN living? THIS is what you need! This condo has all the appeal of downtown living, but without the problems of parking, crime or ridiculous price tags! The Q in Sage Hill by Morrison Homes is SO sought after that building 2 is already SOLD OUT! Why all the excitement? This building is located in the heart of a shopping district, where everything you need is right at your doorstep. Shops, jobs, greenspace, water features and EASY access to Stony Trail makes this condo THE place to be! Add in the high-end finishings, ultra-modern feel and functionality and you've got a winner. This unit has 2 bedrooms (one with a window, one without), in-suite laundry, and high ceilings. You'd NEVER know you're on the ground floor because your balcony is actually 2 stories up! With one outdoor titled parking stall and one indoor titled stall, you've got plenty of space for a couple or even just friends coming to visit -and trust me, everyone will want to hang out at your house!! Top it off with a storage locker, super low condo fees (with everything included!) and the building allows pets...you've got yourself the PERFECT home sweet home. Let's go see what all the fuss is about! Meet you at The Q.

Built in 2019

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2112291       |
| Price          | \$329,900      |
| Sold Price     | \$325,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 647            |
| Acres          | 0.00           |
| Year Built     | 2019           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 112, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X7                        |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Guest Suite, Secured Parking, Storage, Visitor Parking         |
| Parking Spaces | 2                                                                           |
| Parking        | Heated Garage, Owned, Parkade, Plug-In, Secured, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Vinyl Windows                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                                 |
| Cooling           | Central Air                                                                                                               |
| # of Stories      | 5                                                                                                                         |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 5th, 2024  |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 47               |
| Zoning         | C-C2 f0.5h18     |
| HOA Fees       | 0.00             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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