

\$469,000 - 409, 138 Sage Valley Common Nw, Calgary

MLS® #A2115885

\$469,000

2 Bedroom, 2.00 Bathroom, 1,115 sqft

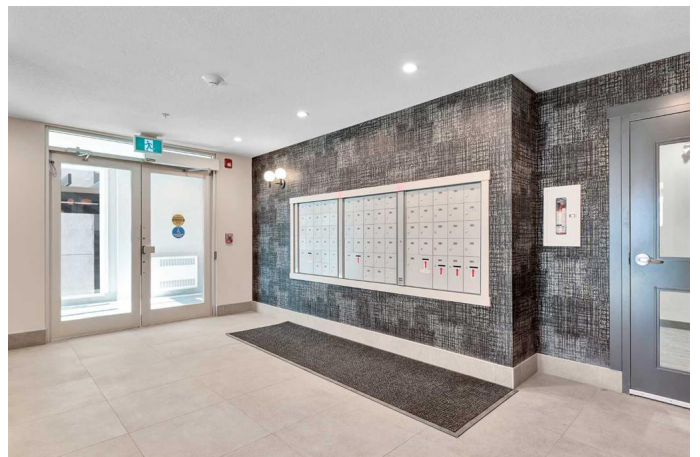
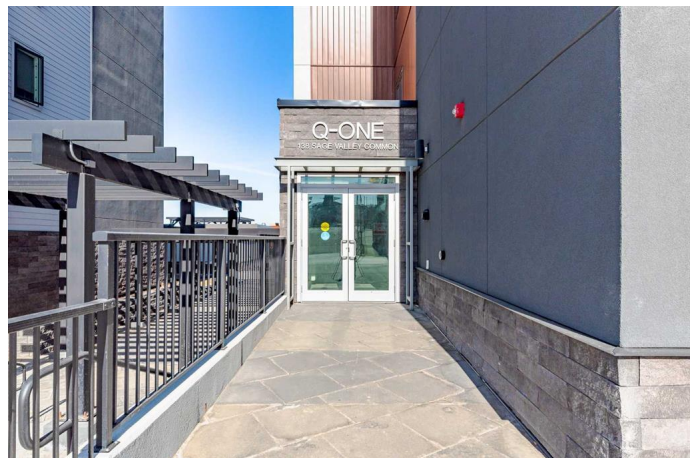
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Personalized to cater to the discerning tastes of young professionals and burgeoning families alike, this condominium epitomizes a prime opportunity for investors seeking both luxury and exclusivity. Originally conceived as Morrison's owner's pilot unit, it stands as a testament to meticulous craftsmanship and visionary design. Among a select trio of similar units nestled within the compound, residents are privy to an unparalleled blend of privacy and access to an array of amenities.

Stepping across the threshold, guests are enveloped in the opulence of vinyl plank flooring that spans the entirety of the living space, renowned for its enduring durability and effortless upkeep. The chef's kitchen emerges as the heart of the home, a haven for culinary enthusiasts boasting a suite of top-of-the-line built-in appliances seamlessly melded with sophisticated aesthetics. Quartz countertops grace the kitchen, not only providing a resilient and sumptuous surface but also infusing the space with an air of refinement. An expansive island/eating bar serves as a focal point, offering not just a space for culinary creation but also fostering convivial gatherings and casual dining. Custom cabinetry, meticulously crafted, not only enhances the kitchen's allure but also provides ample storage for every culinary essential, harmonizing with the sleek stainless steel appliance package.

A standout feature, the oversized pantry,



further elevates the kitchen's functionality and convenience, catering to the needs of modern living. The layout of the unit is thoughtfully arranged, with bedrooms and bathrooms discreetly separated by the expansive living area. The master bath exudes luxury, boasting an oversized shower and double sinks, complemented by an expansive walk-in closet replete with organizers to ensure every item finds its rightful place.

This highly coveted condominium represents an unparalleled investment opportunity, meticulously priced to seize the essence of extraordinary living. Positioned advantageously, with oversized rooms, indoor parking stalls conveniently located near the elevator, and a sprawling balcony equipped with a gas line for effortless outdoor grilling, it extends an invitation that simply cannot be refused. Seize the moment decisively to secure your own sanctuary of luxurious living within this exceptional unit, where every detail speaks to the pursuit of perfection. Experience the harmonious blend of suburban tranquility with the urban allure of downtown conveniences. Revel in a celebration of style and innovation within communal spaces. Sense the vibrant pulse of your neighborhood—a dynamic tapestry of quaint charm, vibrant colors, and progressive energy.

From dining to groceries, shopping, cafes, entertainment, and fitness facilities, a plethora of amenities await your exploration. Embrace the ease of accessing biking trails and indulge in quick getaways to the breathtaking mountains of Canmore or Banff. There's a 3D walk through tour for your viewing.

Built in 2021

Essential Information

MLS® #	A2115885
Price	\$469,000
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	409, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line
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Construction Wood Frame

Additional Information

Date Listed March 20th, 2024
Date Sold May 1st, 2024
Days on Market 42
Zoning C-C2 f0.5h18
HOA Fees 0.00

Listing Details

Listing Office First Place Realty

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