

# \$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  
“ 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 options—whether it’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. You’re just minutes from fantastic local spots like Leopold’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 live—it delivers a lifestyle. Don’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	21
Zoning	C-C2

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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