

# \$339,000 - 105, 138 Sage Valley Common Nw, Calgary

MLS® #A2200995

**\$339,000**

2 Bedroom, 2.00 Bathroom, 675 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to your dream home in Sage Hill!  
This stunning 2-bedroom, 2-bath condo offers modern living at its finest, nestled in a contemporary building just steps from a vibrant commercial plaza, fantastic restaurants, and convenient public transit.

Designed with sophistication and comfort in mind, the open-concept layout is adorned with high-end finishes and bathed in natural light from expansive windows, creating a warm and inviting ambiance. The sleek kitchen is a chef's delight, featuring stainless steel appliances, quartz countertops, undermount sinks, and ample storage for all your culinary needs.

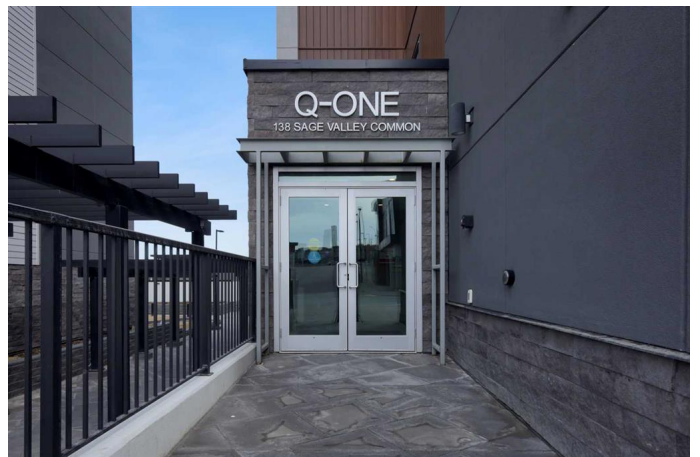
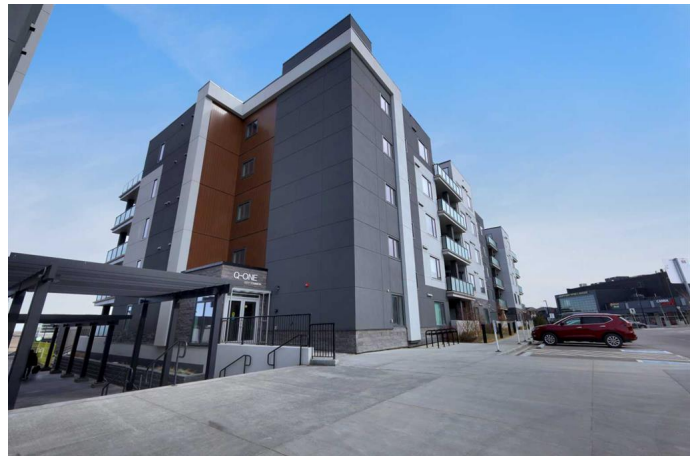
Enjoy your morning coffee or evening unwind on the charming balcony, where you can take in scenic views and fresh air. This condo seamlessly blends style, comfort, and convenience, making it an exceptional place to call home.

Don't miss this opportunity—schedule your viewing today!

Built in 2021

## Essential Information

MLS® #	A2200995
Price	\$339,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	675
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	105, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Oven, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

### **Exterior**

Exterior Features	Balcony, Storage
Construction	Cement Fiber Board, Concrete, Aluminum Siding

### **Additional Information**

Date Listed	March 10th, 2025
-------------	------------------

Days on Market	4
Zoning	C-C2
HOA Fees	55
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Real Broker

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.