

# \$335,000 - 504, 238 Sage Valley Common Nw, Calgary

MLS® #A2203333

**\$335,000**

2 Bedroom, 2.00 Bathroom, 689 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

HIGH END FINISHES | UNDERGROUND PARKING | PRIVATE BALCONY | VIEWS | 2 BED & 2 BATH | Introducing a captivating NEW unit in Sage Hill offering a delightful living experience. This 2 bedroom, 2 bathroom residence encompasses just under 688 square feet of thoughtfully designed living space, featuring high-end luxurious finishes that exude sophistication and elegance. This unit has white cabinets, pot 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 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. 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 and a 3 piece bathroom. 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 favourite Realtor today!

Built in 2023

### **Essential Information**

MLS® #	A2203333
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	689
Acres	0.00
Year Built	2023
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	504, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X8

### Amenities

Amenities	Trash
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	5

### Exterior

Exterior Features	None
Construction	Stone, Wood Frame

### Additional Information

Date Listed	March 17th, 2025
Days on Market	14
Zoning	C-C2
HOA Fees	150
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX First
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