



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**238 SAGE VALLEY Common #602, Calgary T3R1X9**

MLS®#: **A2171000**

Area: **Sage Hill**

Listing Date: **10/04/24**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **573**  
Low Sqft:  
Ttl Sqft: **573**

DOM

**120**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 9`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`10" x 3`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`0" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$268**

Title:  
**Fee Simple**

Zoning:  
**M-1 D100**

Fee Freq:  
**Monthly**

Legal Desc: **2310071;538**

Remarks

Pub Rmks: **You're going to LOVE WHERE YOU LIVE with this beautiful 1 BEDROOM + TECH SPACE+ 1 BATHROOM condo at Q CONDOS in NW Calgary! Built by award winning Morrison Homes, it's a condo that will surely tick all your boxes. A perfect blend of modern & classic elegance wrapped up in(573.12 RMS sqft) of living space. This open concept gem offers a light filled living room & tech space with it's SOUTHWEST facing windows that look onto your balcony or into the CHEF INSPIRED kitchen featuring QUARTZ COUNTERTOPS, MODERN INSPIRED CABINETRY, STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".**

Inclusions:  
Property Listed By: **Window Coverings  
eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



