



THE
A-TEAM

**RE/MAX
FIRST**

238 SAGE VALLEY Common #614, Calgary T3R1X8

MLS®#: **A2172838**

Area: **Sage Hill**

Listing Date: **10/19/24**

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**

Finished Floor Area

Abv Sqft: **621**
Low Sqft:
Ttl Sqft: **621**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 11`7"
Bedroom - Primary	Main	9`6" x 8`10"
Den	Main	7`7" x 6`10"
4pc Bathroom	Main	9`0" x 4`11"

Room	Level	Dimensions
Living Room	Main	12`8" x 9`11"
Laundry	Main	4`11" x 3`6"
Balcony	Main	8`9" x 6`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$302

Fee Simple
Fee Freq:
Monthly

C-C2 f0.5h18

Legal Desc: 2310071

Remarks

Pub Rmks: **Welcome to 614 Sage Valley Common! This stunning TOP FLOOR 1 BEDROOM + 1 BATH + DEN at Q CONDOS might be just what you've been searching for! Step into your modern open layout that features a bright living room and den, complimented by beautiful views of the rolling farmland outside. The chef-inspired kitchen is a dream for those that enjoy cooking with ample counter space, quartz countertops, contemporary flat panel cabinetry, all the appliances, and wide-plank LVP flooring throughout. Crafted by the award winning Morrison Homes in Sage Hill, this beautiful condo is nestled in the vibrant Sage Hill Quarter! An ideal blend of urban convenience, and contemporary living that you won't want to miss!**

Inclusions: N/A
Property Listed By: eXp Realty

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



