



THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #412, Calgary T3R1X7

MLS®#: **A2203226**

Area: **Sage Hill**

Listing Date: **03/17/25**

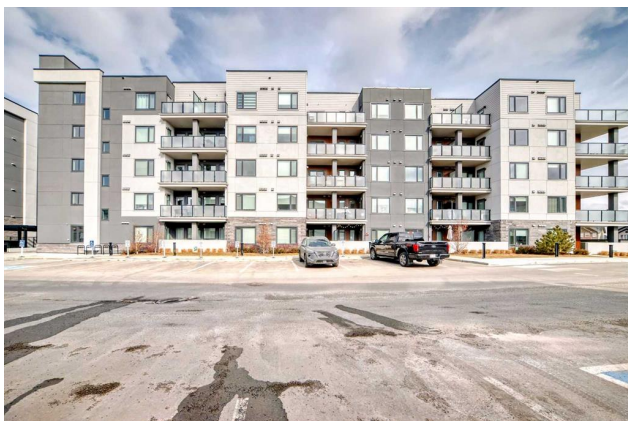
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **647**
Low Sqft:
Ttl Sqft: **647**

DOM

20

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`2" x 5`4"	Laundry	Main	3`6" x 5`0"
Bedroom	Main	8`3" x 9`7"	Kitchen With Eating Area	Main	11`7" x 13`11"
Living Room	Main	10`0" x 15`4"	Bedroom - Primary	Main	9`10" x 9`5"
4pc Bathroom	Main	8`2" x 4`11"	Balcony	Main	10`7" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$319

Title:
Fee Simple

Zoning:
C-C2

Fee Freq:
Monthly

Legal Desc: **2111339**

Remarks

Pub Rmks: **| GREAT LOCATION | HIGH END FINISHES | TITLED UNDERGROUND PARKING | TITLED STORAGE | AIR-CONDITIONING | VIEWS | Welcome to 412, 138 Sage Valley Common NW. Experience the luxury living in this stunning 2-bedroom, 1-bathroom condominium, perfectly situated at the heart of Sage Hill. As the first-time offering on the market, this meticulously maintained, one-owner property showcases the pride of ownership and is truly a rare find. This incredible location offers the perfect blend of luxury and lifestyle. Step inside and discover an open-concept haven, abundant natural light and boasting a neutral color palette that exudes elegance. Luxury vinyl plank flooring flows seamlessly throughout, while top-of-the-line stainless steel appliances, including a full-size front-load washer and dryer, elevate the living experience. The sleek, quartz-countertops kitchen is a culinary dream, complete with an extra-large island perfect for food preparation and entertaining. Air conditioning and 9-foot ceilings add to the sense of spaciousness and comfort. 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. The primary retreat features a closet, providing ample storage for your wardrobe essentials. 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. Unwind on the private balcony, where a gas line BBQ invites alfresco dining and entertaining. Additional features of this unit include titled underground parking and a storage locker, convenience and peace of mind are assured. This Apartment building is situated right beside a Plaza in which you get almost all the amenities at your doorstep - Co-op Grocery, Daycare, Shoppers, Tim Hortons, Restaurants, Anytime Fitness, Gas Station & many more. Just 20 minutes to Calgary international Airport, 25 minutes to Calgary Downtown, Close to Parks, Playgrounds & all major amenities. Don't miss out on the opportunity to make this your new home.**

Inclusions: **Curtain (in the livingroom only) and Curtain Rods (in the bedrooms and livingroom)**

Property Listed By: **Real Estate Professionals Inc.**

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









