

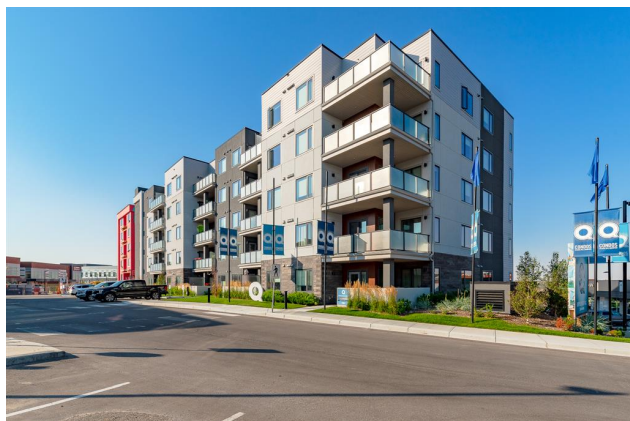


THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #314, Calgary T3R 1X7

MLS® #: **A2203443** Area: **Sage Hill** Listing Date: **03/24/25** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **793**
 Low Sqft:
 Ttl Sqft: **793**

DOM
13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Garage Door Opener, Guest, Heated Garage, Secured, Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane, Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 10`10"	Kitchen	Main	8`4" x 14`8"
Bedroom - Primary	Main	9`10" x 11`8"	Bedroom	Main	10`5" x 8`7"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$379** Title: **Fee Simple** Zoning: **C-C2**
 Fee Freq:

Monthly

Legal Desc: 2111339

Remarks

Pub Rmks: **Welcome to the Q-Condos located in the up-and-coming community of Sage Hill. The Q-Condos is a fantastic lifestyle project where your residence offers everything you need, including medical, dental, vet practices, a Co-op grocery store, Tim Horton's, and more. Enjoy this luxurious style unit on the 3rd floor, with many great features, including 9 ft. ceilings, beautifully designed full-height cabinetry kitchen, tile backsplash, and stainless steel appliances with QUARTZ countertops throughout the unit. The open concept has plenty of natural light and access to your private balcony. The primary bedroom offers a spacious walk-in closet with a custom closet system and a full Ensuite bathroom. The 2nd bedroom has a few options for you. Do you need a home office space or a place for your workout gear? IN-SUITE laundry with a FULL-SIZED washer & dryer, luxury vinyl plank flooring extending throughout the unit, and Hunter Douglas window coverings. This fabulous unit features plenty of UPGRADES! This unit was barely lived in and came with an underground heated TITLED PARKING spot and 1 TITLED STORAGE UNIT. Condo fees INCLUDE heat and water. Call today for your viewing.**

Inclusions: **None**
Property Listed By: **2% Realty**

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





