

# \$299,900 - 305, 238 Sage Valley Common Nw, Calgary

MLS® #A2208901

**\$299,900**

1 Bedroom, 1.00 Bathroom, 606 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Modern Living Meets Everyday Convenience  
â€“ 1 Bedroom + Den Condo at Q Condos in  
NW Calgary | Step into style with this stunning  
1 BEDROOM + DEN + 1 BATHROOM condo

located in the highly desirable Q Condos,  
crafted by award-winning Morrison Homes.  
Offering 605.92 RMS sq. ft. of smart,  
functional space, this unit blends  
contemporary finishes with comfort and  
practicality. Take in unobstructed northwest  
views and stay cool year-round with built-in  
AIR CONDITIONING. The open-concept  
layout is bright and inviting, featuring  
floor-to-ceiling windows that flood the space  
with natural light. The modern kitchen flows  
effortlessly into the living area and out to your  
private balcony, perfect for relaxing or  
entertaining. A versatile den offers endless  
optionsâ€”whether itâ€™s a home office,  
fitness space, or creative studio. The  
chef-inspired kitchen is a true highlight with  
quartz countertops, stainless steel appliances,  
sleek cabinetry, and wide-plank luxury vinyl  
flooring. Youâ€™re just minutes from fantastic  
local spots like Leopoldâ€™s Tavern, Tim  
Hortons, and Sunset Grill, and commuting is a  
breeze with quick access to Stoney Trail and  
Deerfoot Trail. This condo offers more than  
just a place to liveâ€”it delivers a lifestyle.  
Donâ€™t miss your chance to own this stylish  
and well-located home!

Built in 2023



## Essential Information

MLS® #	A2208901
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	606
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X9

## Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Baseboard
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Stone, Wood Frame, Stucco

## Additional Information

Date Listed	April 4th, 2025
Days on Market	24
Zoning	C-C2

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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