

\$335,000 - 504, 238 Sage Valley Common Nw, Calgary

MLS® #A2203333

\$335,000

2 Bedroom, 2.00 Bathroom, 689 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

HIGH END FINISHES | UNDERGROUND PARKING | PRIVATE BALCONY | VIEWS | 2 BED & 2 BATH | Introducing a captivating NEW unit in Sage Hill offering a delightful living experience. This 2 bedroom, 2 bathroom residence encompasses just under 688 square feet of thoughtfully designed living space, featuring high-end luxurious finishes that exude sophistication and elegance. This unit has white cabinets, pot lights, full sized washer & dryer, an island with electrical outlets, and includes window blinds. The highlight of this unit is the chef's kitchen, a culinary haven that will inspire your inner chef. Equipped with top-of-the-line appliances, this kitchen is a masterpiece, blending functionality with style. The kitchen is adorned with quartz countertops, an island/eating bar, custom cabinetry, and a stainless steel appliance package, making it a dream come true for culinary enthusiasts. The open concept layout creates a seamless flow between the kitchen and living room, allowing for effortless entertaining and a modern, connected atmosphere. The neutral color palette adds a touch of tranquility, providing a blank canvas for personalization. Abundant natural light fills the space, enhancing the overall ambiance and creating a bright and airy atmosphere. 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, catering to various furniture



arrangements and lifestyle preferences. The primary retreat features a closet, providing ample storage for your wardrobe essentials and a 3 piece bathroom. This cozy sanctuary offers a serene escape for relaxation and rest. 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. Step outside to the balcony, a perfect spot for gathering with friends and family or simply enjoying the fresh air. The balcony is equipped with a built-in gas line, allowing for effortless outdoor cooking and entertaining. Soak in the abundant sunlight from the west exposure of the unit. Additional features of this unit include in-suite laundry facilities, a titled parking space for convenience, and a storage locker for optimal organization and functionality. This brand-new unit in Sage Hill, Calgary, presents a beautiful opportunity to embrace luxurious living in a vibrant and growing community. With its high-end finishes, chef's kitchen, an abundance of natural light, and well-appointed living spaces, this residence is designed to elevate your lifestyle and provide a comfortable and elegant retreat. Truly breathtaking and competitively priced. Book a showing with your favourite Realtor today!

Built in 2023

Essential Information

MLS® #	A2203333
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	689
Acres	0.00
Year Built	2023
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	504, 238 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1X8

Amenities

Amenities	Trash
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	None
Construction	Stone, Wood Frame

Additional Information

Date Listed	March 17th, 2025
Days on Market	17
Zoning	C-C2
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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