

# \$364,900 - 315, 138 Sage Valley Common Nw, Calgary

MLS® #A2244706

**\$364,900**

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to 315, 138 Sage Valley Common NW—an exceptional 2-bedroom, 2-bathroom condominium offering luxurious living in the heart of Sage Hill. This is a rare, first-time market offering from the original owner, showcasing meticulous care and pride of ownership. With its unbeatable location, this home effortlessly blends elegance with convenience. As you step inside, you'll be greeted by an open-concept layout, drenched in natural light and featuring a sophisticated neutral color scheme. The luxury vinyl plank flooring creates a seamless flow throughout, while high-end stainless steel appliances, including a full-size front-load washer and dryer, enhance the overall living experience. The kitchen is a chef's dream, featuring sleek quartz countertops and an oversized island ideal for meal prep and entertaining. Comfort is at the forefront with large windows that fill the space with warmth and light. The spacious living and dining areas provide flexible options for relaxation and hosting. The primary bedroom includes a generous walk thru closet for all your storage needs and a 3-piece bathroom. While the second bedroom and well-appointed 4-piece bathroom create an inviting atmosphere, perfect for guests or as a private office. Step out onto the private balcony, where a gas line for BBQs sets the stage for outdoor dining and gatherings. Additional perks include titled underground parking and a convenient storage locker. This building is ideally located next to a



plaza, offering all the amenities you could need, including Co-op Grocery, daycare services, Shoppers Drug Mart, Tim Hortons, restaurants, Anytime Fitness, a gas station, and more—all just steps away. Plus, you're only 20 minutes from Calgary International Airport and 25 minutes from downtown Calgary, with parks and playgrounds nearby. Don't miss the chance to call this beautiful home yours!

Built in 2021

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244706          |
| Price          | \$364,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 800               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 315, 138 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R1X7                         |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Parking, Trash |
| Parking Spaces | 1                           |
| Parking        | Parkade, Underground        |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer         |
| Heating           | Baseboard                                                                        |
| Cooling           | None                                                                             |
| # of Stories      | 4                                                                                |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony                                         |
| Construction      | Cement Fiber Board, Wood Frame, Aluminum Siding |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 93               |
| Zoning         | M-1 d100         |
| HOA Fees       | 79               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.