## 105, 138 Sage valley Common NW
## Calgary, Alberta

**MLS # A2200995**

# $330,000

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| **Division:** | Sage Hill |
| **Type:** | Residential/High Rise (5+ stories) |
| **Style:** | Apartment-Single Level Unit |
| **Size:** | 675 sq.ft. |
| **Age:** | 2021 (4 yrs old) |
| **Beds:** | 2 |
| **Baths:** | 2 |
| **Garage:** | Parkade |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Baseboard | **Water:** | - |
| **Floors:** | Laminate | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 335 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Aluminum Siding , Cement Fiber Board, Concrete | **Zoning:** | C-C2 |
| **Foundation:** | - | **Utilities:** | - |
| **Features:** | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage | | |

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| **Inclusions:** | N/A |

Welcome to your dream home in Sage Hill! This stunning 2-bedroom, 2-bath condo offers modern living at its finest, nestled in a contemporary building just steps from a vibrant commercial plaza, fantastic restaurants, and convenient public transit. Designed with sophistication and comfort in mind, the open-concept layout is adorned with high-end finishes and bathed in natural light from expansive windows, creating a warm and inviting ambiance. The sleek kitchen is a chef&rsquo;s delight, featuring stainless steel appliances, quartz countertops, undermount sinks, and ample storage for all your culinary needs. Enjoy your morning coffee or evening unwind on the charming balcony, where you can take in scenic views and fresh air. This condo seamlessly blends style, comfort, and convenience, making it an exceptional place to call home. Don&rsquo;t miss this opportunity&mdash;schedule your viewing today!