

\$269,900 - 207, 138 Sage Valley Common Nw, Calgary

MLS® #A2265868

\$269,900

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

If you've been looking for a place that feels like home from the moment you walk in, this is it. Tucked into the heart of Sage Hill Quarter, this beautifully maintained 1-bedroom condo offers a perfect mix of style, function, and convenience, all in one of Calgary's most desirable northwest communities. From the moment you step inside, you'll notice how bright and welcoming the space feels. The vinyl plank flooring runs throughout the entire unit, giving it a clean, modern look that's also super durable and easy to care for. The layout is smart and open, with a front coat closet for your everyday essentials and a spacious living area. The kitchen is a total showstopper with beautiful two-toned cabinetry, stainless steel appliances, plenty of storage and a central island with seating for three. Just off the kitchen is a separate dining area, perfect for entertaining or setting up your ideal work-from-home nook. The south-facing living room is full of natural light and opens up to your private balcony with a BBQ gas line. The bedroom is a great size, with a walkthrough closet featuring built-in organizers on both sides, a game-changer for condo living! From there, you'll access the sleek 3-piece bathroom with a stand-up shower and a vanity that includes extra drawers for added storage/functionality. This home is truly move-in ready and shows like new! You'll also love the added convenience of in-suite laundry, a titled UNDERGROUND parking stall, and your own titled storage locker,



everything you need for simple, stress-free living. What really sets this home apart is the unbeatable location. Living in Sage Hill Quarter means having everything you need just steps away including a Shoppers Drug Mart, Co-op grocery and gas, food spots, salons, clinics, gyms, and so much more. It's all right here, within walking distance. Sage Hill offers residents access to walking paths, parks, and peaceful green spaces, all while being just minutes from major roads like Stoney Trail and Shaganappi Trail. This unit is also located mins to Beacon Hill Plaza where you'll enjoy more options for shopping, restaurants, and everyday essentials including a Costco!

Built in 2021

Essential Information

MLS® #	A2265868
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	207, 138 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1X7

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Covered

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Aluminum Siding, Composite Siding, Mixed

Additional Information

Date Listed	October 22nd, 2025
Days on Market	12
Zoning	C-C2 f0.5h18
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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