

# \$315,000 - 108, 238 Sage Valley Common Nw, Calgary

MLS® #A2267098

**\$315,000**

2 Bedroom, 2.00 Bathroom, 685 sqft

Residential on 0.00 Acres

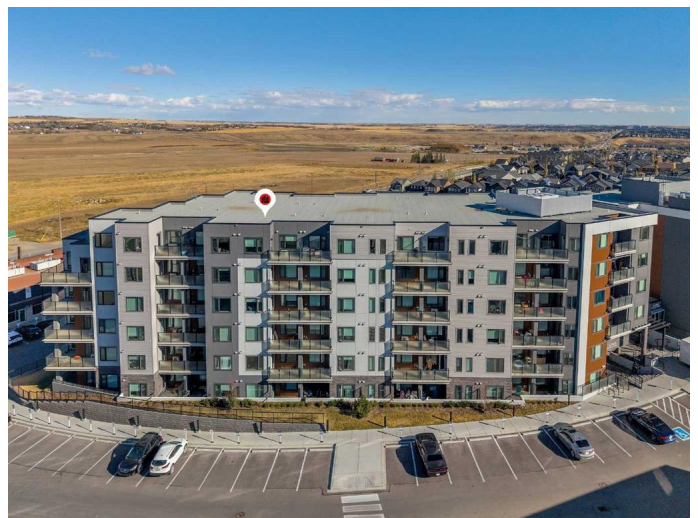
Sage Hill, Calgary, Alberta

Discover comfort and convenience at its best in this stylish 2-bed, 2-bath condo in a desirable community of Sage Hill! Perfect for first-time home buyers, this bright and stylish main-floor condo offers a modern open layout with a functional kitchen featuring quartz countertops, stainless steel appliances, and plenty of storage. The spacious living area opens to a private ground-level patio—ideal for morning coffee or evening relaxation. The primary bedroom includes a walk-through closet and 4-piece ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Enjoy the convenience of in-suite laundry, titled underground parking, storage unit and unbeatable location—just steps from Sage Hill Co-op, Shoppers Drug Mart, dental clinics, medical offices, daycare, Anytime Fitness, massage and wellness centers, cafes, and restaurants. With easy access to public transit, major roads-Stoney trail, Shagnappi trail and scenic walking paths, this move-in-ready condo offers everything you need for a comfortable and connected lifestyle!

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2267098  |
| Price     | \$315,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 685               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 108, 238 Sage Valley Common Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3R 1X8                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Underground            |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| # of Stories      | 6                                                                                     |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Concrete, Stone, Vinyl Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 17                 |
| Zoning         | C-C2               |
| HOA Fees       | 150                |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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.