CORY PELCHAT
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403, 238 Sage Valley Common NW Calgary, Alberta

MLS # A2241192

$269,900

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 289
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding	**Zoning:**	C-C2 f0.5h18
Foundation:	-	**Utilities:**	-
Features:	Quartz Counters		

Inclusions: AC unit as is

Discover the perfect blend of style, comfort, and convenience in this beautifully designed 1-bedroom condo. Located in a sleek, modern building just steps away from vibrant restaurants, a lively commercial plaza, and public transit, this home offers everything you need right at your doorstep. Inside, you'll be greeted by a bright and airy open-concept layout, highlighted by large windows that fill the space with natural light. The high-end finishes throughout—including quartz countertops, undermount sinks, and stainless steel appliances—create a contemporary, upscale feel. Whether you're whipping up meals in the stylish kitchen or relaxing in the cozy living area, every inch of this unit is thoughtfully designed for modern living. Enjoy morning coffee or evening drinks on your private balcony, where you can take in peaceful views and fresh air. Perfect for first-time buyers, investors, or anyone looking to downsize without compromising on quality, this condo is a rare find in a sought-after location. Don't miss your chance to call this beautiful space home—schedule your private tour today!

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