



CORY PELCHAT
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**108, 238 sage valley Common NW
 Calgary, Alberta**

MLS # A2267098



\$289,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	C-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: None

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!