

# \$339,900 - 1204, 298 Sage Meadows Park Nw, Calgary

MLS® #A2187383

**\$339,900**

2 Bedroom, 2.00 Bathroom, 686 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\*OPEN HOUSE Saturday, April 26th 12-4pm\*\*** Welcome Home! This gorgeous 2 Bedrooms + 2 Bathrooms CORNER UNIT condo has it all for first-time home buyers, investors, and downsizers. This second-floor unit features an OPEN FLOOR PLAN with 9-FOOT CEILINGS and vinyl flooring (NO CARPET). The UPGRADED KITCHEN features quartz countertops, stainless steel appliances, soft-close cabinets/drawers, and plenty of counter and cabinet space. There is an ABUNDANCE of NATURAL LIGHT coming from the large west and north-facing windows and the living room opens to a west-facing COVERED BALCONY with gas hookup. The MASTER BEDROOM oasis is complemented by a good-sized WALK-IN CLOSET and an ENSUITE BATHROOM. The spacious SECOND BEDROOM can be used as an office or kid's room and is across the hall from another 4PC BATHROOM. Other features of this unit include an IN-UNIT LAUNDRY ROOM with a stackable washer and dryer, TWO TITLED parking stalls (one HEATED UNDERGROUND, the other OUTSIDE surface), a spacious ASSIGNED STORAGE LOCKER, and AIR CONDITIONING. This unit is nestled in a serene space just moments away from green spaces, walking paths, and bike trails. This amazing location offers easy access to Stoney and Shaganappi Trails and is minutes away from Sage Hill Quarter, Creekside, and Beacon Hill shopping centers, where you will



find grocery stores (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness facilities, child daycare centers, and many more amenities.

Built in 2019

### Essential Information

MLS® #	A2187383
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	686
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1204, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P5

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	See Remarks, Stall, Underground, Titled
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner

Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Courtyard, Lighting
Roof	Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 17th, 2025
Days on Market	104
Zoning	M-2

## Listing Details

Listing Office	eXp Realty
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