



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2402, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2214345



\$379,998

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning top-floor condo in the sought-after community of Sage Hill! Featuring one of the most desirable layouts in the building, this 2-bedroom, 2-bathroom unit offers a bright and airy design with 9-foot ceilings, large windows, and modern vinyl plank flooring throughout. The upgraded kitchen is sure to impress with a large center island, quartz countertops, sleek maple cabinetry, a premium stainless steel appliance package, and a stylish backsplash—perfect for entertaining or daily living. The open-concept living and dining area is bathed in natural light and leads to a west-facing balcony with gas BBQ hookups and beautiful 4th-floor views. The smart layout ensures privacy, with the bedrooms located on opposite sides of the unit. The spacious primary suite features a walk-through closet and a full ensuite, while the second bedroom is generously sized and conveniently located next to another full bathroom. Additional features include in-suite laundry with full-size washer and dryer, a titled underground parking stall, separate storage locker, and an additional titled underground parking stall that may be available for purchase separately. Located in a well-maintained, newer complex with low condo fees, you’re just steps from walking and biking paths, scenic ponds, and green spaces, while still being close to schools, transit, major roadways, and all the shopping and amenities Sage Hill has to offer. Builder’s size: 884 sq ft. This exceptional unit is the perfect blend of comfort, style, and convenience—don’t miss out!