

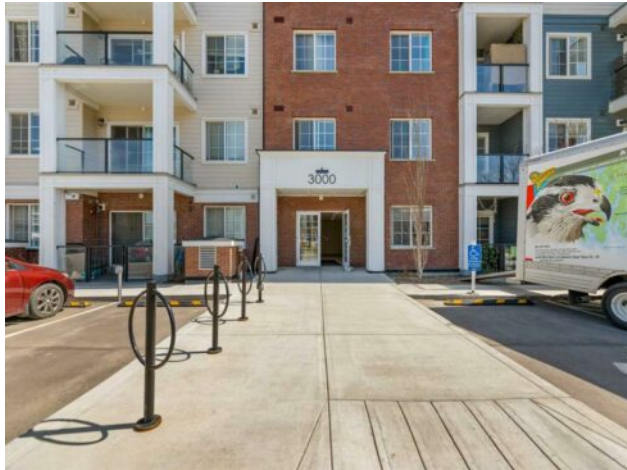


**GRASSROOTS**  
REALTY GROUP

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**3311, 298 SAGE MEADOWS Park NW**  
**Calgary, Alberta**

**MLS # A2215750**



**\$389,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

<b>Inclusions:</b>	Air conditioner		
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Love nature? Unit 3311 is your perfect retreat. This elegant 2-bedroom, 2-bathroom apartment offers 919 square feet of thoughtfully designed living space, including a spacious den ideal for a home office or extra storage. Bright and inviting, the open-concept layout is tailored for modern living. The living room and primary bedroom are enhanced with vibrant, tasteful accents that add character and warmth. The chef-inspired kitchen features quartz countertops, sleek cabinetry, and high-end appliances—perfect for cooking and entertaining. Step out from the cozy living area onto your private balcony, where you can relax or barbecue while taking in stunning natural views. The generously sized primary bedroom includes a walk-in closet and a luxurious 4-piece ensuite. The second bedroom also offers ample space and is conveniently located next to a full second bathroom—ideal for guests or family. Additional highlights include in-suite laundry, titled underground parking, and an assigned storage locker. Situated in the sought-after community of Sage Hill, the apartment is just minutes from shopping, dining, parks, schools, the library, and public transit. Enjoy a peaceful, nature-connected lifestyle with all amenities close at hand.