



GRASSROOTS
REALTY GROUP

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**2103, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2221601



\$330,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions:	na
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*** Open House March 17, 2025. 1:00PM - 5:00PM *** Welcome to this bright and spacious 2 bed, 2 bath ground-floor corner unit in the vibrant community of Sage Hill. Offering nearly 700 sqft of open-concept living, this well-maintained condo features large windows for abundant natural light, 9’ ceilings, and luxury vinyl plank flooring throughout the main living areas. The modern kitchen boasts quartz countertops, stainless steel appliances, ample cabinet space, and a central island perfect for entertaining. The primary bedroom includes a walk-through closet and a private ensuite with a soaker tub. A second generously sized bedroom and full 4-piece bathroom make this unit ideal for first-time buyers, downsizers, roommates, or investors. Enjoy the convenience of in-suite laundry, titled underground parking, storage, and a private patio—perfect for summer BBQs. Situated in a quiet, well-managed complex, this home is steps away from scenic walking paths, transit, shopping, and offers quick access to major routes like Stoney Trail and Beddington Trail. Sage Hill is a thriving northwest Calgary neighbourhood known for its family-friendly atmosphere, abundant green spaces, and proximity to amenities such as Sage Hill Crossing and Sage Hill Quarter, featuring grocery stores, restaurants, and fitness facilities. Experience the perfect blend of comfort, convenience, and community in this move-in-ready home.