



GRASSROOTS
REALTY GROUP

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**3318, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2240216



\$388,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Spacious, stylish, and perfectly located. This 2 BEDROOM PLUS A DEN in Sage Hill offers OVER 900 square feet of thoughtfully upgraded living space. The open floor plan is enhanced by 9-foot ceilings and oversized rooms that provide comfort and flexibility for your lifestyle. The den is a fully enclosed room with a door, ideal for a home office, guest room, or creative space. Enjoy the convenience of one titled underground parking stall, located very close to the elevator entrance, and an assigned storage unit directly in front of it. The unit features a number of upgrades including LED lighting, a ceiling fan in the den, an upgraded kitchen faucet, addition of upper kitchen cabinets, and full-size front-loading washer and dryer. The main bathroom has been customized with a walk-in shower and a cabinet with drawers for extra functionality. White quartz countertops are the same throughout the condo. A premium patio door upgrade adds natural light and opens to a very PRIVATE BALCONY, perfect for morning coffee or evening relaxation. Sage Hill is one of NW Calgary's most desirable communities, known for its abundance of amenities and access to nature. Walking distance to barber, 7-11, dentist, pharmacy, doctor's offices, grocery stores and major retailers like Walmart and T&T. You'll be just minutes from major shopping centres like Sage Hill Crossing, Beacon Hill, Nolan Hill, and the Q at Sage Hill. Nearby schools, daycares, and quick access to Stoney Trail make this a convenient location for families and professionals alike. Explore the extensive network of walking paths, ponds, and ravines right outside your door, perfect for nature lovers and pet owners. The pond network is a delight to watch in all seasons, you'll see everything from ducks to deer and small creatures in between. A fantastic opportunity to own in a growing community with so much to

offer. Welcome home.