



GRASSROOTS
REALTY GROUP

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

2312, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2244750



\$319,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: None

Modern 2-Bedroom Condo in Sage Hill | Luxury Living at an Exceptional Value Experience refined living in this beautifully appointed 2-bedroom, 2-bathroom condo located in the vibrant community of Sage Hill. Designed with a perfect blend of comfort, style, and functionality, this home is ideal for professionals, small families, or those looking to downsize without compromise. Step into a spacious, open-concept kitchen featuring quartz countertops, stainless steel appliances, a stylish tiled backsplash, and ample cabinet storage—perfect for daily living and entertaining. The bright living area extends to a private balcony with glass railings and a BBQ gas hookup, offering a serene space to relax and enjoy open views of the community. The spacious primary suite is bathed in natural light from a large window and features a walk-through closet that leads to a private 4-piece ensuite. The second bedroom is ideal as a guest room or a dedicated home office, conveniently located next to another full 4-piece bathroom. Additional highlights include a titled underground heated parking stall, an assigned storage locker for your seasonal items or sporting gear, and in-suite laundry for added convenience. Located just steps from shopping, parks, and public transit, this home offers the best of low-maintenance living in a well-connected, sought-after neighborhood. Don’t miss your chance—schedule a private tour today!