



GRASSROOTS
REALTY GROUP

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**2414, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2268044



\$280,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	660 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 344
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit #2414 at 298 Sage Meadows Park NW — a beautifully designed top-floor condo built in 2020, nestled in the desirable northwest community of Sage Hill. This modern, move-in ready home offers 2 spacious bedrooms, 1 full bathroom, and stunning East-facing views of the peaceful pond and surrounding park. Inside, you'll find a bright, open-concept layout featuring 9' ceilings, durable Luxury Vinyl Plank flooring throughout, and an abundance of natural light from oversized windows. The stylish kitchen is a true highlight, equipped with sleek quartz countertops, full-height cabinetry, stainless steel appliances, and a large island with seating—perfect for cooking, entertaining, or enjoying takeout nights. The living area flows seamlessly off the kitchen, offering a cozy space to relax and unwind. Step out onto your private balcony to enjoy your morning coffee with tranquil water views. The primary bedroom features a generous walk-in closet, while the second bedroom offers versatility for guests, a home office, or even a roommate setup. A well-appointed 4-piece bathroom is conveniently located nearby. Additional features include in-suite laundry, titled surface parking, and a storage locker—ideal for seasonal items, sports gear, or extra storage. This well-managed building offers access to scenic walking paths, green spaces, and nearby ponds and parks, all just steps from your door.