



**1105, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2299148**



**\$259,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	637 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to modern & convenient living in the heart of Sage Hill &ndash; a desirable, family oriented community with every amenity you could want. This very affordable home is ideal for first-time buyers, downsizers or investors. The 2 bedroom/2 bathroom unit offers a very functional open concept layout with 9 foot ceilings throughout. The contemporary style kitchen comes with a generously sized center island, solid quartz countertops, lots of soft close cabinetry & drawers throughout. The spacious, well laid out kitchen also comes with stainless steel appliances including: over-range microwave, stove, fridge and built in dishwasher. If you enjoy cooking, this is an awesome kitchen. The primary bedroom includes a walk-through closet that leads to a 4-piece ensuite bathroom. A second bedroom is also very generously sized, great for family or guests. The second bedroom can also easily serve as; an office, a hobby space, storage or a mix. This cozy home also comes with a fenced in walk-out patio, in-suite laundry, titled parking stall out front (very conveniently located), along with an additional storage unit in the parkade for bicycles, skis and other accessories. The unit is smoke free and pet free (although pets are allowed, subject to the condo bylaws). As a final touch, the very reasonable condo fee covers most utilities! The home is located minutes from every amenity imaginable; from shopping, restaurants, fitness centers to the abundant tranquil green spaces that permeate the area. Come check out this very cozy & affordable home today!