



**1406, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2300645



\$270,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Bright and well maintained top floor condominium offering two bedrooms and a clean, functional layout that makes great use of the space. With 9 foot ceilings and modern vinyl plank flooring, the home feels open, bright, and easy to maintain. The kitchen is finished with quartz countertops, contemporary cabinetry with soft closing drawers, and a full stainless steel appliance package including a refrigerator, stove, built in dishwasher, and microwave hood fan. In suite laundry with a front loading washer and dryer adds everyday convenience. The kitchen flows naturally into the living area, creating a comfortable setting whether you are relaxing at home or having friends over. Both bedrooms are generously sized and positioned near the full bathroom, with the primary bedroom offering direct access to the ensuite style bathroom. Large windows throughout the unit bring in plenty of natural light, while the top floor location provides added privacy and quiet. Step outside to your own private balcony where you can enjoy some fresh air or unwind at the end of the day. The home also includes a titled parking stall and a separate storage locker, giving you extra room for seasonal items and added convenience. Situated in the community of Sage Hill, you are surrounded by walking paths, ponds, and green space while still being close to everyday amenities. Shopping, restaurants, and services are only minutes away at Sage Hill Crossing and Beacon Hill Centre, including major retailers such as Costco. With quick access to Stoney Trail, commuting across the city is simple and efficient. This is a great opportunity for someone looking for a modern, low maintenance condo in a growing northwest Calgary neighbourhood.