



**1213, 298 sage meadows Park NW
Calgary, Alberta**

MLS # A2301590



\$295,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Lot, Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: BBQ

Welcome to this beautifully 2-bedroom, 2 full bathroom (4pc) condo located in the peaceful and family-friendly community of Sage Hill. This bright and thoughtfully designed condo features a modern open-concept layout, highlighted by elegant quartz countertops, stainless steel appliances, and a functional kitchen that flows seamlessly into the living and dining areas that is perfect for everyday living and entertaining. The spacious primary bedroom includes a walk-in closet and a private ensuite, while the second bedroom and separate full bathroom offers flexibility for guests, family, roommate, or a home office setup. Stay comfortable year-round with the added bonus of air conditioning. Step outside onto your south-facing balcony complete with a gas hookup for your BBQ—ideal for soaking up the sun and enjoying summer evenings. Located in a quiet, family-oriented neighborhood, this condo is just steps from scenic walking paths and a beautiful nature reserve, offering a perfect blend of urban convenience and natural surroundings. You’re also just minutes away from schools, shopping, and all essential amenities. Whether you’re a first-time buyer, downsizer, or investor, this home checks all the boxes.