



**1209, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2302903



\$339,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: None

A smart layout and clean modern finishes come together in this move-in ready 2 bedroom, 2 bathroom 2 Parking stall condo located in the growing community of Sage Hill. Everyday living feels comfortable and efficient thanks to air conditioning and an open-concept design that keeps each space connected without sacrificing definition. Gather around the kitchen where stainless steel appliances, ample cabinetry and a practical layout support both quick meals and weekend hosting, while designer lighting brings warmth to the adjoining dining area. Natural light fills the living space as patio sliders extend the footprint outward to a covered balcony that encourages morning coffee, summer barbeques or a quiet place to unwind. Privacy is well considered through a split-bedroom configuration, giving each space its own sense of separation. Unwind in the primary retreat where walk-through dual closets lead to a private ensuite with dual sinks, creating a comfortable daily routine. Flexibility continues in the second bedroom with its own walk-through closet and second access to the 4-piece bathroom, making it equally suited for guests, roommates or a dedicated workspace. In-suite laundry adds convenience while heated underground parking, a second above ground stall and a separate storage locker simplify day-to-day living. Located in the vibrant northwest community of Sage Hill, residents enjoy easy access to scenic walking paths, parks, and natural green spaces, along with nearby shopping, restaurants, and everyday amenities. With quick connections to major roadways, commuting is simple while still enjoying a peaceful, community-oriented setting. A perfect opportunity for first-time buyers, downsizers, or investors—don't miss out!!