



**1201, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2173196**



**\$395,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 437
<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>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Front Entry Den Coat Closet, TV Mount

Discover this affordable 2-bed, 2-bath plus den condo nestled in the highly desirable community of Sage Hill. Upon entering, you'll immediately appreciate the open-concept layout with over 840 sq.ft of living space, 9' ceilings and large windows. The main living area is graced with stylish and durable LVP (laminated vinyl plank) flooring, a contemporary kitchen boasting sleek quartz countertops and island that can seat 4, with ample cabinet storage. The spacious primary bedroom has a sizable walk-in closet with its own 5-piece ensuite featuring a double sink quartz vanity, tub/shower combo and beautiful tiled floors. The additional bedroom is perfect for kids, guests, or an office also featuring its own 4-piece ensuite. Finally enjoy the convenience of in-suite laundry, a sunny balcony with gas bbq hookup, 1 titled heated underground parking stall and 1 additional assigned storage locker. Beyond your doorstep, the vibrant Sage Hill community awaits, offering an array of restaurants, shops, and services just a short walk away. Outdoor enthusiasts will love the nearby walking and biking pathways and green spaces, ideal for leisurely strolls. With easy access to Stoney Trail, commuting is a breeze, and Calgary Airport is just a 20-minute drive away. Don't miss your opportunity to make this beautiful condo your next home and book your showing today.