



**1120, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2175097



\$310,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	795 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: None

Discover comfort and convenience in this beautifully designed 2-bedroom, 2-bathroom main floor apartment. Perfectly situated for easy living, this residence combines modern amenities with a welcoming atmosphere. The open-concept design creates a bright and airy atmosphere, perfect for both relaxing and entertaining. Large windows allow for abundant natural light and provide a seamless connection to the outdoor space. The well-equipped kitchen features contemporary appliances, including a stove, refrigerator, microwave, and dishwasher. Enjoy the convenience of ample cabinetry and a generous countertop area. Both bedrooms are designed with comfort in mind, featuring plush carpeting and ample closet space. The master bedroom includes a private ensuite bathroom for added privacy. The two bathrooms are elegantly appointed with modern fixtures. The master ensuite includes a walk-in shower, while the second bathroom offers a full tub/shower combination. A dedicated laundry area with a washer and dryer provides added convenience, allowing you to handle chores at your leisure. Enjoy the ease of main floor living with no stairs to navigate. This feature provides convenient access to your apartment and makes moving in and out a hassle-free experience. Your apartment comes with a titled space in the heated underground parking garage. This feature ensures your vehicle is protected from the elements and provides secure, accessible parking year-round. The building offers secure entry and well-maintained common areas. The apartment is ideally located near shopping centers, restaurants, parks, schools, library and bus stops. Enjoy easy access to all your daily needs while living in a tranquil and desirable neighborhood of Sage Hill