



**2304, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2179056**



**\$310,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	627 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the vibrant community of Sage Hill Park! This modern 2 bedroom apartment offers a stylish and comfortable living space with numerous features to enhance your lifestyle. The sleek, contemporary design boasts an open-concept floor plan with 9-foot ceilings that maximizes space and natural light, creating a bright and inviting atmosphere. The apartment is finished with high-end details, including luxury vinyl plank flooring and tile, soft close cabinets, and granite countertops in both the kitchen and bathrooms. The stylish kitchen is equipped with stainless steel appliances, a spacious island, ample storage and is perfect for any chef. Your primary bedroom features a large window that allows for plenty of natural light, along with the convenience of a walk-through closet. The spare room, second 1/2 bathroom, and in-suite laundry will give you numerous options for easy and efficient everyday living. Love to Barbecue? Your private balcony is ready with a roughed-in gas line. And it has Air Conditioning!!! The suite & building are well-maintained, ensuring a pleasant and hassle-free living experience. This suite also includes 1 titled surface parking stall, assigned storage and the complex is Pet Friendly. Located close to shopping, restaurants, schools, and public transit, everyday life will be a breeze. Plus, nearby parks and fantastic pathways are perfect for your enjoyment. Don't miss out on this opportunity to live in a beautiful, modern apartment in a great area. Schedule a showing with your favourite realtor today and make this fantastic apartment your new home!