



**2402, 298 Sage Meadows Park NW
Calgary, Alberta**

MLS # A2187325



\$399,777

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	819 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window air conditioner

Welcome to this beautiful top-floor condo in the prestigious community of Sage Hill! This 2-bedroom, 2-bathroom unit features one of the most desirable floor plans in the building, offering a bright and open design with 9-foot ceilings, large windows and modern vinyl plank flooring. The upgraded kitchen is a chef’s dream, complete with a large center island, quartz countertops, sleek maple cabinetry, a premium appliance package, and a stylish backsplash. The spacious living and dining area is filled with natural light and opens onto a west-facing balcony with gas BBQ hookups and stunning 4th-floor views. The layout is perfect for privacy, with the bedrooms on opposite sides of the unit. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is roomy and adjacent to another full bathroom. Additional conveniences include in-suite laundry with full-size washer and dryer, a titled underground parking stall, and a separate storage locker. Situated in a newer, well-maintained complex with low condo fees, this home is steps away from ponds, walking and bike paths, and green spaces, while also being close to schools, transit, major roadways, and all amenities. This exceptional condo is a must-see! Builders measurements 884 sq ft.