



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

MLS # A2187620



\$304,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	627 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 344
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	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!