



**3116, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2192761**



**\$399,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 910 sq.ft.                         | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Landscaped                         |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 488 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding                               | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

This stunning corner unit boasts south & west exposures, bathing the space in natural light throughout the day. Its thoughtfully designed floor plan, exclusive to corner units, features a dedicated front entry, a welcoming foyer, & a spacious double-door closet for added convenience. Located in the vibrant community of Sage Hill NW, this two-bedroom, two-bathroom apartment offers the perfect blend of comfort and contemporary design. The chef-inspired kitchen showcases stainless steel appliances, sleek quartz countertops, Tile Backsplash & a large island with built-in shelving and drawers, maximizing both style & functionality. The open-concept layout is ideal for entertaining, with a seamless flow that enhances the home's airy elegance. The primary bedroom is a true retreat, featuring a spacious walk-in closet with built-ins that leads directly into a modern ensuite. The second bedroom provides flexibility, making it perfect for guests, family, or a home office. Thoughtful additions like in-unit laundry & dual entrances elevate everyday living. A sliding door opens onto an expansive wrap-around patio with a gas hookup & serene pond views, allowing you to enjoy both sunrises & sunsets. Complete with titled heated underground parking & additional storage, this home offers both convenience and luxury. Enjoy quick access to Nose Hill Park, schools, major shopping plazas, & Stoney Trail, making this an ideal choice for those seeking a refined yet relaxed lifestyle.