



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2107, 298 Sage Meadows Park NW  
Calgary, Alberta

MLS # A2195039



**\$349,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	786 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Amazing opportunity and versatility with this unit! Perfect for investors, roommates, singles, couple or small family. Upon entry, you are greeted with an open space with a stunning kitchen offering APMLE STORAGE SPACE, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, WHITE QUARTZ COUNTERS, with a COUNTER EXTENSION perfect for a work or study space. 2 good sized bedrooms, both having WALK-IN CLOSETS. The Primary bedroom offers a private ensuite with a DOUBLE VANITY. The WEST FACING PATIO is ground level giving access to grassy or snowy areas that kids or pets will love. WASHER/DRYER is conveniently in-unit for all your laundering needs. SAGE HILL is a new and VIBRANT community providing all the amenities needed while giving you natural, quiet spaces as well. Book a showing with your Realtor today to see what possibilities awaits!