

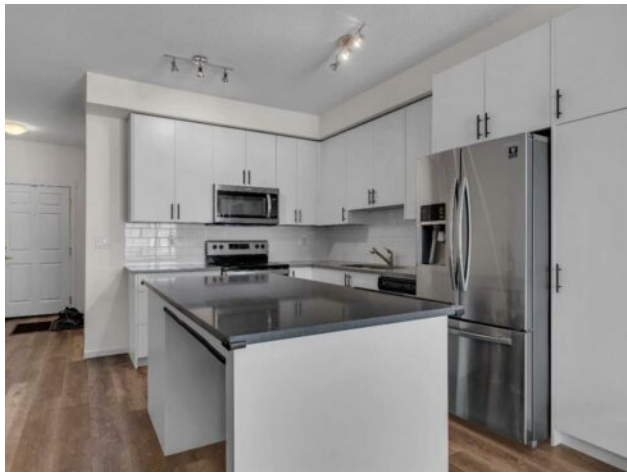


**GRASSROOTS**  
REALTY GROUP

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

**3410, 298 Sage Meadows Park NW  
Calgary, Alberta**

**MLS # A2195360**



**\$340,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	649 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**TOP-FLOOR MOVE-IN READY 2 BED | 2 BATH CONDO W/ POND VIEWS & TITLED PARKING & ALL IN NW SAGE HILL!**

Welcome to #3410 298 Sage Meadows Park NW, a stunning top-floor condo built in 2021 in the sought-after NW community of Sage Hill! Step inside to find an open and inviting space with 9' ceilings, Luxury Vinyl Plank flooring throughout & lots of natural light from the large windows. The modern kitchen is a showstopper, featuring SLEEK Quartz countertops, full-height cabinetry, stainless steel appliances, and a spacious island with seating—ideal for hosting friends, meal prepping for the week, or enjoying some takeout! Flowing seamlessly from the kitchen is the bright and cozy living area, where you can unwind after a long day. Step out onto your private East-facing balcony to sip your morning coffee and take in the PEACEFUL pond & park views! Further in, the primary bedroom is a peaceful retreat, complete with a walk-in closet and a private 3pc ensuite with a walk-in glass shower. The second bedroom is ideal for guests, a home office or even a potential roommate. Right next door, is a full 4pc bath for the 2nd bedroom and guests to share. This home also comes with in-suite laundry, titled parking(#33) and an assigned storage locker (#245) for any large storage items like sports equipment, tires or Christmas trees. Living in this well-managed building means you'll also enjoy walking trails, green spaces, and quick access to parks and several ponds/lakes located on the East side of the building. Sage Hill also gets great access to lots of shopping and dining available at Sage Hill Plaza, Creekside Shopping Centre and CrossIron Mills, and major roadways like Stoney Trail, Shaganappi Trail and Symons Valley Rd which turns into Beddington Trail. Jumping in the car: Downtown is a 23 min drive (21.5KM),

Airport is a 21 min drive (14.4KM) & Banff is a 1hr 23 min drive (129KM).