

# \$339,900 - 1204, 298 Sage Meadows Park Nw, Calgary

MLS® #A2187383

**\$339,900**

2 Bedroom, 2.00 Bathroom, 686 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\*\*OPEN HOUSE! SUNDAY, MARCH 23, 2025, 1PM- 5PM!\*\*\*** Welcome Home! This gorgeous 2 Bedrooms + 2 Bathrooms CORNER UNIT condo has it all for first-time home buyers, investors, and downsizers. This second-floor unit features an OPEN FLOOR PLAN with 9-FOOT CEILINGS and vinyl flooring (NO CARPET). The UPGRADED KITCHEN features quartz countertops, stainless steel appliances, soft-close cabinets/drawers, and plenty of counter and cabinet space. There is an ABUNDANCE of NATURAL LIGHT coming from the large west and north-facing windows and the living room opens to a west-facing COVERED BALCONY with gas hookup. The MASTER BEDROOM oasis is complemented by a good-sized WALK-IN CLOSET and an ENSUITE BATHROOM. The spacious SECOND BEDROOM can be used as an office or kid's room and is across the hall from another 4PC BATHROOM. Other features of this unit include an IN-UNIT LAUNDRY ROOM with a stackable washer and dryer, TWO TITLED parking stalls (one HEATED UNDERGROUND, the other OUTSIDE surface), a spacious ASSIGNED STORAGE LOCKER, and AIR CONDITIONING. This unit is nestled in a serene space just moments away from green spaces, walking paths, and bike trails. This amazing location offers easy access to Stoney and Shaganappi Trails and is minutes away from Sage Hill Quarter, Creekside, and Beacon Hill shopping centers,



where you will find grocery stores (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness facilities, child daycare centers, and many more amenities.

Built in 2019

### **Essential Information**

MLS® #	A2187383
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	686
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	1204, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P5

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	See Remarks, Stall, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings

Heating	Natural Gas, Baseboard
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Lighting, Courtyard
Roof	Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	79
Zoning	M-2

### **Listing Details**

Listing Office	eXp Realty
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