

**2204, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2219834**



**\$319,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	635 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

<b>Inclusions:</b>	NA
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Welcome to desirable community of Sage Hill. This amazingly designed unit boasts 2 Bedroom & 1.5 Bathroom with open floor plan. The interior features luxurious vinyl plank flooring, 9-foot ceilings, high-end stainless-steel appliances, a high-efficiency front-load washer and dryer, upgraded cabinets extending to the ceiling, a granite countertop offering ample storage. An addition that sets this unit apart is the kitchen countertop which was extended. The open-concept living room has sliding doors leading to a private balcony equipped with a gas hook-up for a BBQ. The primary bedroom is generously sized, connecting to a walk-through closet with a custom-designed organizer and a 4-piece en-suite. There is also a second bedroom for growing families. This unit comes with titled surface parking stall right near the front entrance for convenience, and a separate storage locker in the parkade. The condo complex is situated next to a scenic nature reserve, providing green space, ponds, and walking paths, and is within walking distance to a future school site. Conveniently located near Creekside and Sage Hill shopping areas, with easy access to Stoney Trail. Contact your favorite realtor to book showing today!!