

# \$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

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        | Stall, Titled, Underground, See Remarks |
| # of Garages   | 1                                       |

### Interior

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

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 4           |

### **Exterior**

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 84                 |
| Zoning         | M-2                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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