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

MLS® #A2187383

# \$339,900

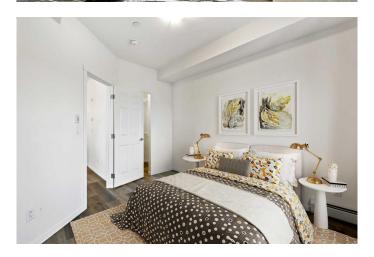
2 Bedroom, 2.00 Bathroom, 686 sqft Residential on 0.00 Acres

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 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, Window Coverings,

Wall/Window Air Conditioner, Microwave Hood Fan, Washer/Dryer

Stacked

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 94
Zoning M-2

# **Listing Details**

Listing Office eXp Realty

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