

# \$389,700 - 2402, 298 Sage Meadows Park Nw, Calgary

MLS® #A2187325

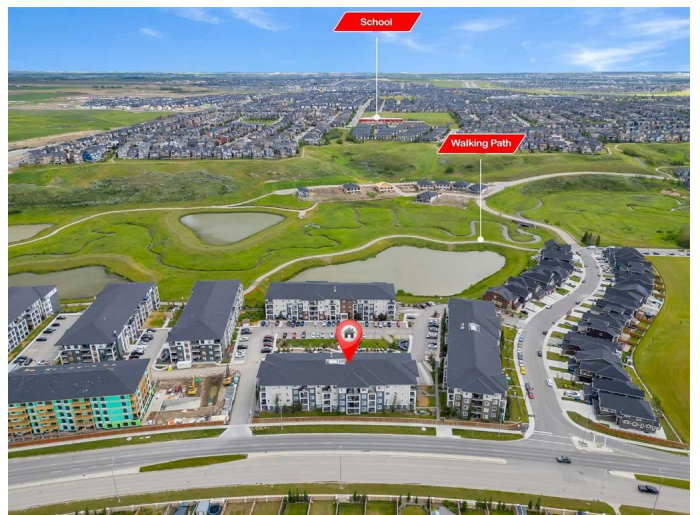
**\$389,700**

2 Bedroom, 2.00 Bathroom, 819 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautiful top-floor condo in the prestigious community of Sage Hill! This 2-bedroom, 2-bathroom unit features one of the most desirable floor plans in the building, offering a bright and open design with 9-foot ceilings, large windows and modern vinyl plank flooring. The upgraded kitchen is a chef's dream, complete with a large center island, quartz countertops, sleek maple cabinetry, a premium appliance package, and a stylish backsplash. The spacious living and dining area is filled with natural light and opens onto a west-facing balcony with gas BBQ hookups and stunning 4th-floor views. The layout is perfect for privacy, with the bedrooms on opposite sides of the unit. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is roomy and adjacent to another full bathroom. Additional conveniences include in-suite laundry with full-size washer and dryer, a titled underground parking stall, separate storage locker and a 2nd titled underground parking could be sold separately. Situated in a newer, well-maintained complex with low condo fees, this home is steps away from ponds, walking and bike paths, and green spaces, while also being close to schools, transit, major roadways, and all amenities. This exceptional condo is a must-see! Builders measurements 884 sq ft.

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187325    |
| Price          | \$389,700   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 819         |
| Acres          | 0.00        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2402, 298 Sage Meadows Park Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1P5                        |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Underground, Titled   |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                       |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | Other   |
| # of Stories      | 4   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Playground, BBQ gas line, Storage |
|-------------------|--|

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 85                 |
| Zoning         | M-2                |
| HOA Fees       | 100                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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