

3116, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2308831



\$310,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Bright corner unit offers South & West exposure with abundant natural light throughout the day. Exclusive to corner units, this layout features a dedicated front entry, foyer, & large double-door closet. Located in Sage Hill NW, this 2-bedroom, 2-bathroom condo combines comfort, functionality with modern design. The kitchen features stainless steel appliances, quartz countertops, tile backsplash, & a large island with built-in shelving & drawers. The open-concept layout flows seamlessly into the living & dining areas, ideal for everyday living & entertaining. The primary bedroom includes a walk-in closet with built-ins & direct access to the ensuite. The second bedroom is perfect for guests, family, or a home office. Additional features include in-unit laundry, dual entrances, titled heated underground parking, & extra storage. Enjoy the wrap-around patio with gas hookup & pond views, perfect for taking in both sunrises & sunsets. Conveniently located near Nose Hill Park, schools, shopping, & quick access to Stoney Trail. Public Schools: Hidden Valley School (k-4) & Valley Creek School (5-9), James Fowler High School or Crescent Heights High School (10-12) | Calgary Catholic Schools: Monsignor Neville Anderson School (k-6 located in Sandstone Valley) | Blessed Marie-Rose School (7-9 located in Sherwood), & Notre Dame High School (10-12 located in Country Village/Coventry Hills) There are also 3 charter schools & 5 private schools. Condo fees include Heat, Water & Sewer.