

# \$405,000 - 3418, 298 Sage Meadows Park Nw, Calgary

MLS® #A2213043

**\$405,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\*\*WOW!! TOP FLOOR, 2 TITLED PARKING, AIR CONDITION, 2 BED + DEN , GREAT Investment, Easily rented\*\*\*** Welcome to your new home in the vibrant **DESIRABLE** community of Sage Hill, NW Calgary! This 2021 Built **TOP FLOOR** spacious 2 bedroom + den, 2 bathroom unit features an **OPEN** floorplan with 9 foot ceiling and vinyl flooring throughout (**NO CARPET**). As you enter into your new kitchen, you will be greeted by a generous size island, great for preparing your culinary masterpieces and entertaining family and friends. This contemporary kitchen design features beautiful granite countertops, stainless steel appliances and ample storage. The large window floods the living and dining rooms with abundant natural light showcasing their fantastic layout in the centre thus allowing for a sense of privacy from each bedroom. The living room opens up to a west facing covered balcony with gas hookup, perfect for outdoor enjoyment and relaxation. The primary bedroom oasis is complemented by a good size walk-in closet with built-in cupboards and an **DOUBLE** ensuite bathroom. A second bedroom with access to another full bathroom and an additional space to be used as a work from home office/den complete the space, making it a great place to call home. Other features of this unit include, **2 TITLED PARKING STALLS (1 UNDERGROUND HEATED and 1 surface)**, convenient in-unit laundry room, **AIR CONDITION**, as well and an assigned storage locker ensuring your



comfort and convenience at all times, what a treasure!! CONDO FEES include: Heat, Water, Grounds Maintenance, Professional Management, Snow Removal. This unit is nestled in a serene space just moments away from abundant greenspaces, pathways and biking trails. This amazing location offers easy access to Stoney and Shaganappi Trails, as well as to the international airport. A short drive or leisurely stroll to Sage Hill, Creekside, and Beacon Hill shopping, where you will find groceries (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness, child daycare facilities and so much more amenities. Also PET FRIENDLY living with designated dog relief area just steps from your front door. Schedule your private viewing today!!

Built in 2021

### **Essential Information**

MLS® #	A2213043
Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3418, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 1P5

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Central
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Uncovered Courtyard
Construction	Brick, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 30th, 2025
Days on Market	23
Zoning	M-2

### Listing Details

Listing Office	Royal LePage Benchmark
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