

2414, 298 Sage Meadows Park NW
Calgary, Alberta

MLS # A2221910

\$315,000

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|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 660 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 344 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to Unit #2414 at 298 Sage Meadows Park NW – a beautifully designed top-floor condo built in 2020, nestled in the desirable northwest community of Sage Hill. This modern, move-in ready home offers 2 spacious bedrooms, 1 full bathroom, and stunning East-facing views of the peaceful pond and surrounding park. Inside, you'll find a bright, open-concept layout featuring 9' ceilings, durable Luxury Vinyl Plank flooring throughout, and an abundance of natural light from oversized windows. The stylish kitchen is a true highlight, equipped with sleek quartz countertops, full-height cabinetry, stainless steel appliances, and a large island with seating—perfect for cooking, entertaining, or enjoying takeout nights. The living area flows seamlessly off the kitchen, offering a cozy space to relax and unwind. Step out onto your private balcony to enjoy your morning coffee with tranquil water views. The primary bedroom features a generous walk-in closet, while the second bedroom offers versatility for guests, a home office, or even a roommate setup. A well-appointed 4-piece bathroom is conveniently located nearby. Additional features include in-suite laundry, titled surface parking, and a storage locker—ideal for seasonal items, sports gear, or extra storage. This well-managed building offers access to scenic walking paths, green spaces, and nearby ponds and parks, all just steps from your door.