

3318, 298 Sage Meadows Park NW  
Calgary, Alberta

MLS # A2240216

**\$369,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 904 sq.ft.                         | Age:   | 2021 (4 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Boiler   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 459 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Concrete, Wood Frame   | Zoning:    | M-2    |
| Foundation: | -  | Utilities: | -      |
| Features:   | Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |            |        |

Inclusions: N/A

Not all two bedroom, two bathroom condos are created equal and this one proves it. When these units were originally sold by the builder, there were multiple floorplans and upgrade options, each at different price points. This particular home features one of the largest two bedroom plus a den layouts that the builder offered in the building, spanning a generous 904 square feet. That extra space shows up everywhere, from the oversized bedrooms to the spacious living and dining areas, giving you room to breathe, live, and grow. Each bedroom has its own dedicated access to a bathroom, making it ideal for roommates, guests, or family members who value their own space. Plus, there's an additional door from the main living area to the second bathroom so guests don't have to walk through anyone's bedroom to freshen up. Small detail, big difference. Need a home office, playroom, extra storage, or creative space? The dedicated flex room with its own door offers endless possibilities. And unlike other units, this kitchen includes upgraded upper cabinetry for added storage and a more polished finish, something the builder didn't include by default. The private, west facing deck offers a peaceful outdoor escape with no direct views into neighboring units, while the 9 foot ceilings and large windows flood the space with light and make it feel even larger than it already is. Located in the desirable community of Sage Hill, you're steps from parks, walking trails, ravines, and convenient shopping like Sage Hill Quarter and Creekside. There's also a titled underground parking stall close to the elevator and an assigned storage locker directly in front of your parking space. Easy and efficient. If you've been comparing floorplans and prices, now you understand why some units stand out. This one does, for all the right reasons. Book a showing

today!