

2404, 298 Sage Meadows Park NW  
Calgary, Alberta

MLS # A2246891

\$279,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 638 sq.ft.                         | Age:   | 2020 (5 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half  |
| Garage:   | Stall                              |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate          | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 344 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding, Wood Frame | Zoning:    | M-2    |
| Foundation: | -                               | Utilities: | -      |
| Features:   | Open Floorplan                  |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover penthouse perfection in this stunning top-floor condo in the serene community of Sage Hill. This open-concept, 2-bedroom gem boasts a spacious primary suite with a luxurious 4-piece ensuite bathroom and a generous walk-in closet, complemented by a second well-sized bedroom and a convenient half bathroom. The modern kitchen dazzles with abundant white cabinetry, sleek stainless steel appliances, and elegant quartz countertops, perfect for culinary enthusiasts. Enjoy seamless indoor-outdoor living on the expansive balcony, complete with a gas line for your BBQ, ideal for entertaining or relaxing. With central air conditioning, in-suite laundry, ample storage, and titled parking, every detail is designed for comfort and convenience. As a penthouse unit, revel in the peace of no neighbors above, ensuring a quiet retreat. Nestled in a tranquil area, this home is steps from walking and biking paths, with easy access to Stoney Trail and nearby amenities, blending urban convenience with suburban calm. Don't miss this opportunity to own a beautiful, yet affordable condo. Call today for your private viewing.