

**2109, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2205763**



**\$300,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Discover this charming 2-bedroom + den, 1-bathroom condo in the sought-after NW community of Sage Hill. This bright and spacious unit offers an open-concept layout, with a large living area that provides direct access to a west-facing patio, perfect for enjoying beautiful sunsets and outdoor meals with the built-in gas line for a BBQ hookup. The modern kitchen features sleek quartz countertops, stainless steel appliances, and a generously sized center island, offering plenty of space for cooking and gathering. Abundant cabinet and drawer space ensures everything has its place, creating an organized and stylish cooking environment. The bright primary bedroom includes a walk-through closet that leads to a 4-piece bathroom. The second bedroom is also generously sized, perfect for family or guests, while the versatile den can easily serve as an office, extra storage, or a hobby space to suit your needs. Additional highlights include in-suite laundry, a titled surface parking stall, and an assigned storage locker. The well-maintained complex boasts low condo fees and is located just steps away from serene ponds, walking and bike paths, and expansive green spaces. Conveniently located close to schools, public transit, major roadways, and an abundance of amenities including shopping, restaurants, daycares, and fitness centers, this property is perfect for investors, first-time homebuyers, or downsizers looking for a modern and practical living space in a vibrant community. Don't miss out on this great opportunity!