

**3313, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2209604**



**\$374,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<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>	\$ 432
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this exquisite apartment in the community of Sage Hill, where contemporary design meets serene living! This 2-bedroom, 2-bath apartment boasts a beautifully finished interior with modern touches throughout, perfect for those seeking both style and comfort. The open-concept living space flows seamlessly into a private balcony that offers tranquil pond views, creating a relaxing retreat right at home. Enjoy the convenience of an underground parking stall—a must-have in any season—and an additional storage locker for all your extras. From the spacious bedrooms to the tastefully upgraded bathrooms and kitchen, every corner of this unit exudes quality craftsmanship. Located in a sought-after community, you’ll be just minutes away from shopping, dining, and local parks, making day-to-day life a breeze. Don’t miss out on this rare opportunity to own a beautifully built condo in Sage hill! Book your private showing today and experience the perfect blend of style, comfort, and convenience.