

# \$399,777 - 2402, 298 Sage Meadows Park Nw, Calgary

MLS® #A2187325

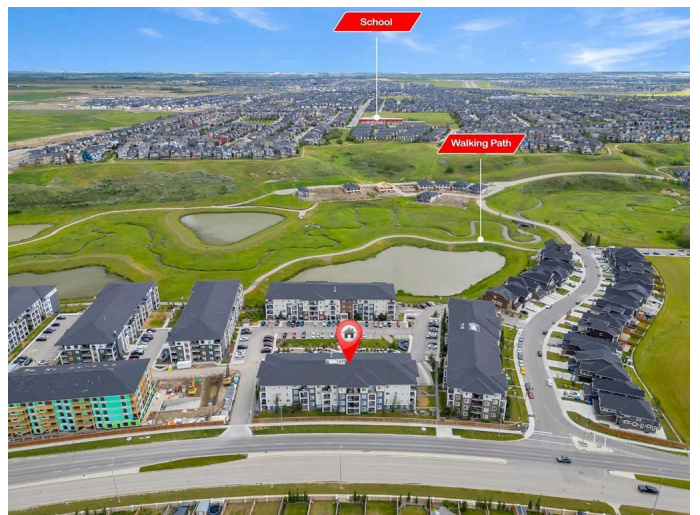
**\$399,777**

2 Bedroom, 2.00 Bathroom, 819 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautiful top-floor condo in the prestigious community of Sage Hill! This 2-bedroom, 2-bathroom unit features one of the most desirable floor plans in the building, offering a bright and open design with 9-foot ceilings, large windows and modern vinyl plank flooring. The upgraded kitchen is a chef's dream, complete with a large center island, quartz countertops, sleek maple cabinetry, a premium appliance package, and a stylish backsplash. The spacious living and dining area is filled with natural light and opens onto a west-facing balcony with gas BBQ hookups and stunning 4th-floor views. The layout is perfect for privacy, with the bedrooms on opposite sides of the unit. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is roomy and adjacent to another full bathroom. Additional conveniences include in-suite laundry with full-size washer and dryer, a titled underground parking stall, separate storage locker and a 2nd titled underground parking could be sold separately. Situated in a newer, well-maintained complex with low condo fees, this home is steps away from ponds, walking and bike paths, and green spaces, while also being close to schools, transit, major roadways, and all amenities. This exceptional condo is a must-see! Builders measurements 884 sq ft.

Built in 2020



## Essential Information

MLS® #	A2187325
Price	\$399,777
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	2402, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P5

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Storage
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Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	71
Zoning	M-2
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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