

3417, 298 Sage Meadows Park NW  
Calgary, Alberta

MLS # A2167573



## \$399,800

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

You'll feel right at home in this spacious 840 sq.ft. 2 bed, 2 bath TOP FLOOR home with open plan, 9' ceilings, LVP flooring throughout the living areas and Built in AC for those hot summer days. Amazing TOP FLOOR WEST FACING UNIT with balcony. The kitchen is spectacular with full height cabinets, quartz counters, undermount sink and stainless steel appliances. The island is extensive with eating ledge which transitions into the spacious living area, perfect for entertaining. The spacious primary bedroom has a sizeable walk-in closet, quartz counters, and tub and shower combo. The additional bedroom is perfect for kids, guests, or an office. This top floor unit includes in-suite laundry, one titled heated underground parking and an assigned storage unit. Ideally situated near the park, pond, playground and within walking distance to nearby amenities. Enjoy living a low maintenance lifestyle with easy access to walking trails and biking paths in Sage Hill Meadows.