



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #3418, Calgary T3P 1P5

MLS® #: **A2160069**

Area: **Sage Hill**

Listing Date: **08/23/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **902**
Low Sqft:
Ttl Sqft: **902**

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Central**

Construction: **Brick,Vinyl Siding,Wood Frame**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Playground,Uncovered Courtyard**

Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`5" x 13`1"
Dining Room	Main	9`10" x 11`5"
Foyer	Main	8`5" x 4`8"
Bedroom - Primary	Main	13`4" x 9`5"
Walk-In Closet	Main	6`1" x 6`2"
4pc Bathroom	Main	4`11" x 9`0"

Room	Level	Dimensions
Living Room	Main	15`1" x 10`6"
Office	Main	7`7" x 10`5"
Laundry	Main	2`11" x 3`4"
Bedroom	Main	11`3" x 9`0"
5pc Ensuite bath	Main	10`0" x 4`11"
Balcony	Main	6`4" x 7`10"

Legal/Tax/Financial

Condo Fee:
\$446

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2010185**

Remarks

Pub Rmks: *****WOW!! TOP FLOOR, 2 TITLED PARKING, AIR CONDITION, 2 BED + DEN *** Welcome to your new home in the vibrant DESIRABLE community of Sage Hill, NW Calgary! This TOP FLOOR spacious 2 bedroom + den, 2 bathroom unit features an OPEN floorplan with 9 foot ceiling and vinyl flooring throughout (NO CARPET). As you enter into your new kitchen, you will be greeted by a generous size island, great for preparing your culinary masterpieces and entertaining family and friends. This contemporary kitchen design features beautiful granite countertops, stainless steel appliances and ample storage. The large window floods the living and dining rooms with abundant natural light showcasing their fantastic layout in the centre thus allowing for a sense of privacy from each bedroom. The living room opens up to a west facing covered balcony with gas hookup, perfect for outdoor enjoyment and relaxation. The primary bedroom oasis is complemented by a good size walk-in closet with built-in cupboards and an DOUBLE ensuite bathroom. A second bedroom with access to another full bathroom and an additional space to be used as a work from home office/den complete the space, making it a great place to call home. Other features of this unit include, 2 PARKING TITLED STALLS (1 UNDERGROUND HEATED and 1 surface), convenient in-unit laundry room, AIR CONDITION, as well and an assigned storage locker ensuring your comfort and convenience at all times, what a treasure!! CONDO FEES include: Heat, Water, Grounds Maintenance, Professional Management, Snow Removal. This unit is nestled in a serene space just moments away from abundant greenspaces, pathways and biking trails. This amazing location offers easy access to Stoney and Shaganappi Trails, as well as to the international airport. A short drive or leisurely stroll to Sage Hill, Creekside, and Beacon Hill shopping, where you will find groceries (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness, child daycare facilities and so much more amenities. Also PET FRIENDLY living with designated dog relief area just steps from your front door. Schedule your private viewing today!!**

Inclusions: **TV wall mount**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123