



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #1120, Calgary T3P1P5

MLS® #: **A2162210**

Area: **Sage Hill**

Listing Date: **09/06/24**

List Price: **\$390,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **794**
Low Sqft:
Ttl Sqft: **794**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Composite Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer**
Int Feat: **Ceiling Fan(s),Chandelier,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 10`5"	Dining Room	Main	10`2" x 4`0"
Kitchen	Main	12`4" x 11`9"	Bedroom - Primary	Main	11`1" x 9`9"
Bedroom	Main	12`6" x 9`3"	4pc Ensuite bath	Main	7`8" x 4`11"
4pc Bathroom	Main	7`8" x 4`11"	Laundry	Main	7`8" x 6`3"
Walk-In Closet	Main	6`0" x 4`0"			

Legal/Tax/Financial

Condo Fee:
\$412

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc:

2010185

Remarks

Pub Rmks:

Discover comfort and convenience in this beautifully designed 2-bedroom, 2-bathroom main floor apartment. Perfectly situated for easy living, this residence combines modern amenities with a welcoming atmosphere. The open-concept design creates a bright and airy atmosphere, perfect for both relaxing and entertaining. Large windows allow for abundant natural light and provide a seamless connection to the outdoor space. The well-equipped kitchen features contemporary appliances, including a stove, refrigerator, microwave, and dishwasher. Enjoy the convenience of ample cabinetry and a generous countertop area. Both bedrooms are designed with comfort in mind, featuring plush carpeting and ample closet space. The master bedroom includes a private ensuite bathroom for added privacy. The two bathrooms are elegantly appointed with modern fixtures. The master ensuite includes a walk-in shower, while the second bathroom offers a full tub/shower combination. A dedicated laundry area with a washer and dryer provides added convenience, allowing you to handle chores at your leisure. Enjoy the ease of main floor living with no stairs to navigate. This feature provides convenient access to your apartment and makes moving in and out a hassle-free experience. Your apartment comes with a titled space in the heated underground parking garage. This feature ensures your vehicle is protected from the elements and provides secure, accessible parking year-round. The building offers secure entry and well-maintained common areas. The apartment is ideally located near shopping centers, restaurants, parks, schools, library and bus stops. Enjoy easy access to all your daily needs while living in a tranquil and desirable neighborhood of Sage Hill.

Inclusions:

None

Property Listed By:

Real Estate Professionals Inc.

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





