



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**298 SAGE MEADOWS Park #2206, Calgary T3P1P5**

MLS®#: **A2162726**

Area: **Sage Hill**

Listing Date: **09/04/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **686**  
Low Sqft:  
Ttl Sqft: **686**

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4` 11" x 7` 4"
Bedroom - Primary	Main	9` 9" x 12` 6"
Kitchen	Main	11` 10" x 10` 8"

Room	Level	Dimensions
4pc Bathroom	Main	4` 11" x 7` 5"
Bedroom	Main	8` 0" x 10` 4"
Living Room	Main	11` 10" x 11` 10"

Legal/Tax/Financial

Condo Fee:  
**\$353**

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

Zoning: **M-2**

Legal Desc:

2010185

Remarks

Pub Rmks:

**\*Watch the video\* Welcome Home! Quick Possession | 2 Bedrooms | 2 Bathrooms | Corner Unit | Underground parking + storage. Located in the serene community of Sage Meadows in Sage Hill, this gorgeous 2 Bedrooms + 2 Bathrooms CORNER UNIT condo has it all for all first time home buyers, investors, and downsizers. Offering an open floor plan with extra windows, west facing balcony, 2 bedrooms on either side of the unit, 2 bathrooms, an in-unit stackable washer/dryer, and a heated underground parking stall with additional assigned storage locker. Upon entrance, you're welcomed by a spacious foyer. Walking in you'll find your first bright spacious bedroom which could be used as an office or kids bedroom & right across this bedroom is your shared bathroom with a tub shower. The stunning upgraded kitchen features quartz countertops, stainless steel appliances, plenty of counter and cabinet space. The sunshine filled living is a great spot for your daily entertainment and can fit a L-shaped sofa with the TV across or as per your likings. The roomy primary bedroom comes with its own his/hers closet with an en-suite. Step outside into your west balcony serving as a great spot for your summers. You're right next to the ponds, walking pathways, biking trails, and tons of environmental green space. Minutes away from Walmart, Sobey's Costco, COOP, restaurants, bars, banks, daycares, registry & what not! Easy access to Stoney Trail taking you anywhere in the city. Low condo fees of \$353.24. Shows 10/10 and won't last too long. (Some photos are virtually staged)**

Inclusions:

none

Property Listed By:

Diamond Realty & Associates LTD.

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









