



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #3116, Calgary T3P 1P5

MLS®#: **A2170326**

Area: **Sage Hill**

Listing Date: **10/02/24**

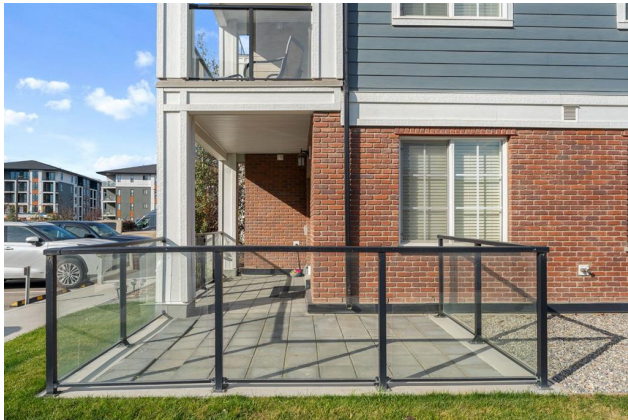
List Price: **\$420,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **908**

Low Sqft:

Ttl Sqft: **908**

DOM

49

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: **Other**

Construction: **Brick,Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 9`2"	4pc Bathroom	Main	4`11" x 7`9"
Bedroom	Main	9`7" x 11`5"	Dining Room	Main	10`11" x 15`0"
Kitchen	Main	9`11" x 11`4"	Living Room	Main	11`0" x 13`10"
Bedroom - Primary	Main	10`1" x 13`6"			

Legal/Tax/Financial

Condo Fee:
\$470

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2010185**

Remarks

Pub Rmks: **You'll feel right at home! Spacious and modern 2-bedroom, 2-bathroom MAIN FLOOR apartment available in the heart of SAGE HILL NW! Tons of green space right in your backyard. Ideally situated near the park, pond, playground and within walking distance to nearby amenities. This unit has one titled heated underground parking and storage. This ground floor unit features a stunning chef's kitchen with stainless steel appliances, a large island, quartz counter, plenty of counter space, perfect for cooking and entertaining. The master bedroom includes a sizeable walk-in closet and an attached modern washroom for added privacy and convenience. The additional bedroom is perfect for family or guests! Enjoy the convenience of in-unit laundry and dual entrances - one through the main building and another via a sliding door that opens to a large balcony, perfect for relaxing. This apartment offers comfort, style, and practicality in a prime location! Book your showings and let's make a deal!**

Inclusions: **NONE**
Property Listed By: **Coldwell Banker YAD Realty**

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

