



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #1201, Calgary T3P 1P5

MLS® #: **A2173196**

Area: **Sage Hill**

Listing Date: **10/15/24**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **842**
Low Sqft:
Ttl Sqft: **842**

Access:
Lot Feat:
Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

DOM

37

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard, Boiler, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Composite Siding, Wood Frame**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	8'3" x 7'10"	Kitchen With Eating Area	Main	13'5" x 18'8"
Living Room	Main	15'6" x 8'11"	Bedroom - Primary	Main	13'2" x 9'0"
Bedroom	Main	13'6" x 8'11"	5pc Ensuite bath	Main	10'1" x 4'10"
4pc Ensuite bath	Main	8'3" x 4'11"	Laundry	Main	3'1" x 2'11"
Walk-In Closet	Main	5'11" x 6'4"			

Legal/Tax/Financial

Condo Fee:
\$437

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2010185**

Remarks

Pub Rmks: **Discover this affordable 2-bed, 2-bath plus den condo nestled in the highly desirable community of Sage Hill. Upon entering, you'll immediately appreciate the open-concept layout with over 840 sq.ft of living space, 9' ceilings and large windows. The main living area is graced with stylish and durable LVP (lamine vinyl plank) flooring, a contemporary kitchen boasting sleek quartz countertops and island that can seat 4, with ample cabinet storage. The spacious primary bedroom has a sizable walk-in closet with its own 5-piece ensuite featuring a double sink quartz vanity, tub/shower combo and beautiful tiled floors. The additional bedroom is perfect for kids, guests, or an office also featuring its own 4-piece ensuite. Finally enjoy the convenience of in-suite laundry, a sunny balcony with gas bbq hookup, 1 titled heated underground parking stall and 1 additional assigned storage locker. Beyond your doorstep, the vibrant Sage Hill community awaits, offering an array of restaurants, shops, and services just a short walk away. Outdoor enthusiasts will love the nearby walking and biking pathways and green spaces, ideal for leisurely strolls. With easy access to Stoney Trail, commuting is a breeze, and Calgary Airport is just a 20-minute drive away. Don't miss your opportunity to make this beautiful condo your next home and book your showing today.**

Inclusions: **Front Entry Den Coat Closet, TV Mount**
Property Listed By: **Real Broker**

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





