



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #1204, Calgary T3P 1P5

MLS® #: **A2174629** Area: **Sage Hill** Listing Date: **10/25/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

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

DOM

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

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 10`7"	Eat in Kitchen	Main	11`9" x 11`9"
Bedroom - Primary	Main	12`6" x 9`9"	Walk-In Closet	Main	4`11" x 4`6"
3pc Ensuite bath	Main	7`6" x 4`11"	Bedroom	Main	10`3" x 7`11"
Foyer	Main	6`9" x 4`0"	Laundry	Main	4`9" x 3`2"
4pc Bathroom	Main	7`4" x 4`11"	Balcony	Main	7`10" x 7`2"

Legal/Tax/Financial

Condo Fee:
\$362

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2010185**

Remarks

Pub Rmks: **Welcome Home! This gorgeous 2 Bedrooms + 2 Bathrooms CORNER UNIT condo has it all for first-time home buyers, investors, and downsizers. This second-floor unit features an OPEN FLOOR PLAN with 9-FOOT CEILINGS and vinyl flooring (NO CARPET). The UPGRADED KITCHEN features quartz countertops, stainless steel appliances, soft-close cabinets/drawers, and plenty of counter and cabinet space. There is an ABUNDANCE of NATURAL LIGHT coming from the large west and north-facing windows and the living room opens to a west-facing COVERED BALCONY with gas hookup. The MASTER BEDROOM oasis is complemented by a good-sized WALK-IN CLOSET and an ENSUITE BATHROOM. The spacious SECOND BEDROOM can be used as an office or kid's room and is across the hall from another 4PC BATHROOM. Other features of this unit include an IN-UNIT LAUNDRY ROOM with a stackable washer and dryer, TWO TITLED parking stalls (one HEATED UNDERGROUND, the other OUTSIDE surface), a spacious ASSIGNED STORAGE LOCKER, and AIR CONDITIONING. This unit is nestled in a serene space just moments away from green spaces, walking paths, and bike trails. This amazing location offers easy access to Stoney and Shaganappi Trails and is minutes away from Sage Hill Quarter, Creekside, and Beacon Hill shopping centers, where you will find grocery stores (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness facilities, child daycare centers, and many more amenities.**

Inclusions: **TV and TV Mount in Bedroom, L Shape Couch, Coffee Table and Side Table, Area Rug**

Property Listed By: **eXp Realty**

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







