



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #2304, Calgary T3P 1P5

MLS®#: **A2179056**

Area: **Sage Hill**

Listing Date: **11/14/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **627**
Low Sqft:
Ttl Sqft: **627**

DOM

8
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|----------------------|---------------------|-------------|----------------------|
| Kitchen | Main | 13`9" x 11`4" | Living Room | Main | 12`3" x 11`9" |
| Bedroom - Primary | Main | 9`9" x 10`1" | Bedroom | Main | 8`11" x 9`3" |
| 4pc Bathroom | Main | | 2pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee: **\$344**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc:

2010185

Remarks

Pub Rmks:

Welcome to the vibrant community of Sage Hill Park! This modern 2 bedroom apartment offers a stylish and comfortable living space with numerous features to enhance your lifestyle. The sleek, contemporary design boasts an open-concept floor plan with 9-foot ceilings that maximizes space and natural light, creating a bright and inviting atmosphere. The apartment is finished with high-end details, including luxury vinyl plank flooring and tile, soft close cabinets, and granite countertops in both the kitchen and bathrooms. The stylish kitchen is equipped with stainless steel appliances, a spacious island, ample storage and is perfect for any chef. Your primary bedroom features a large window that allows for plenty of natural light, along with the convenience of a walk-through closet. The spare room, second 1/2 bathroom, and in-suite laundry will give you numerous options for easy and efficient everyday living. Love to Barbecue? Your private balcony is ready with a roughed-in gas line. And it has Air Conditioning!!! The suite & building are well-maintained, ensuring a pleasant and hassle-free living experience. This suite also includes 1 titled surface parking stall, assigned storage and the complex is Pet Friendly. Located close to shopping, restaurants, schools, and public transit, everyday life will be a breeze. Plus, nearby parks and fantastic pathways are perfect for your enjoyment. Don't miss out on this opportunity to live in a beautiful, modern apartment in a great area. Schedule a showing with your favourite realtor today and make this fantastic apartment your new home!

Inclusions:

N/A

Property Listed By:

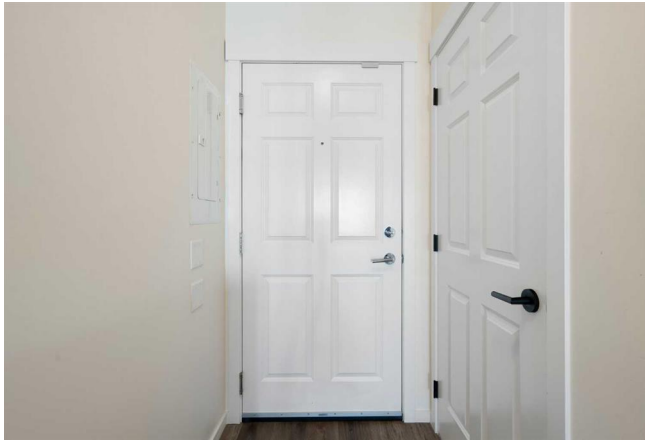
eXp Realty

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









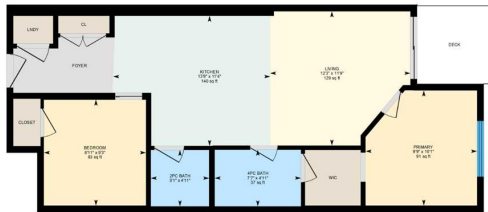


2304-298 Sage Meadows Park NW, Calgary, AB

Main Floor Interior Area 627.02 sq ft

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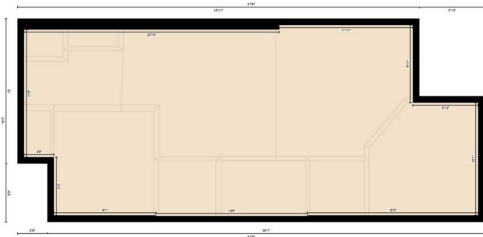
Measurement Diagram for Main Floor



PREPARED: 2024/11/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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