



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #1201, Calgary T3P 1P5

MLS® #: **A2186754**

Area: **Sage Hill**

Listing Date: **01/10/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

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, Window Coverings

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"	Walk-In Closet	Main	5`11" x 6`4"
Laundry	Main	3`1" x 2`11"			

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:

N/A

Property Listed By:

Real Broker

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





