



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #2402, Calgary T3P 1P5

MLS® #: **A2187325**

Area: **Sage Hill**

Listing Date: **01/14/25**

List Price: **\$389,700**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 29-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **819**
Low Sqft:
Ttl Sqft: **819**

DOM

81
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	53`1" x 57`5"	Living Room	Main	42`11" x 45`1"
Bedroom - Primary	Main	30`4" x 44`0"	Bedroom	Main	30`1" x 40`5"
4pc Ensuite bath	Main	25`8" x 14`6"	4pc Bathroom	Main	15`4" x 27`11"
Laundry	Main	25`8" x 12`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$420

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2010185

Remarks

Pub Rmks: **Welcome to this beautiful top-floor condo in the prestigious community of Sage Hill! This 2-bedroom, 2-bathroom unit features one of the most desirable floor plans in the building, offering a bright and open design with 9-foot ceilings, large windows and modern vinyl plank flooring. The upgraded kitchen is a chef's dream, complete with a large center island, quartz countertops, sleek maple cabinetry, a premium appliance package, and a stylish backsplash. The spacious living and dining area is filled with natural light and opens onto a west-facing balcony with gas BBQ hookups and stunning 4th-floor views. The layout is perfect for privacy, with the bedrooms on opposite sides of the unit. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is roomy and adjacent to another full bathroom. Additional conveniences include in-suite laundry with full-size washer and dryer, a titled underground parking stall, separate storage locker and a 2nd titled underground parking could be sold separately . Situated in a newer, well-maintained complex with low condo fees, this home is steps away from ponds, walking and bike paths, and green spaces, while also being close to schools, transit, major roadways, and all amenities. This exceptional condo is a must-see! Builders measurements 884 sq ft.**

Inclusions: **Window air conditioner**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







