



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #2107, Calgary T3P 1P5

MLS® #: **A2195039**

Area: **Sage Hill**

Listing Date: **02/16/25**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 25-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **785**
Low Sqft:
Ttl Sqft: **785**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

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

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

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`5" x 9`0"
Bedroom	Main	11`2" x 9`0"
Living Room	Main	12`1" x 11`2"

Room	Level	Dimensions
3pc Ensuite bath	Main	7`3" x 7`8"
4pc Bathroom	Main	7`7" x 4`10"
Kitchen	Main	13`7" x 16`6"

Legal/Tax/Financial

Condo Fee:
\$441

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 2010185

Remarks

Pub Rmks: **Amazing opportunity and versatility with this unit! Perfect for investors, roommates, singles, couple or small family. Upon entry, you are greeted with an open space with a stunning kitchen offering APMLE STORAGE SPACE, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, WHITE QUARTZ COUNTERS, with a COUNTER EXTENSION perfect for a work or study space. 2 good sized bedrooms, both having WALK-IN CLOSETS. The Primary bedroom offers a private ensuite with a DOUBLE VANITY. The WEST FACING PATIO is ground level giving access to grassy or snowy areas that kids or pets will love. WASHER/DRYER is conveniently in-unit for all your laundering needs. SAGE HILL is a new and VIBRANT community providing all the amenities needed while giving you natural, quiet spaces as well. Book a showing with your Realtor today to see what possibilities awaits!**

Inclusions: N/A
Property Listed By: CIR Realty

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







