



THE
A-TEAM

**RE/MAX
FIRST**

298 SAGE MEADOWS Park #3410, Calgary T3P 1P5

MLS® #: **A2195360**

Area: **Sage Hill**

Listing Date: **02/20/25**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **649**

Low Sqft:

Ttl Sqft: **649**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall,Titled**

DOM

44

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`7" x 5`5"	Kitchen	Main	13`0" x 12`10"
Living Room	Main	11`1" x 11`4"	Bedroom - Primary	Main	10`11" x 9`1"
Bedroom	Main	9`1" x 8`11"	3pc Ensuite bath	Main	7`5" x 4`10"
4pc Bathroom	Main	7`8" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$344

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2010185**

Remarks

Pub Rmks: **TOP-FLOOR MOVE-IN READY 2 BED | 2 BATH CONDO W/ POND VIEWS & TITLED PARKING - ALL IN NW SAGE HILL! Welcome to #3410 298 Sage Meadows Park NW, a stunning top-floor condo built in 2021 in the sought-after NW community of Sage Hill! Step inside to find an open and inviting space with 9' ceilings, Luxury Vinyl Plank flooring throughout & lots of natural light from the large windows. The modern kitchen is a showstopper, featuring SLEEK Quartz countertops, full-height cabinetry, stainless steel appliances, and a spacious island with seating—ideal for hosting friends, meal prepping for the week, or enjoying some takeout! Flowing seamlessly from the kitchen is the bright and cozy living area, where you can unwind after a long day. Step out onto your private East-facing balcony to sip your morning coffee and take in the PEACEFUL pond & park views! Further in, the primary bedroom is a peaceful retreat, complete with a walk-in closet and a private 3pc ensuite with a walk-in glass shower. The second bedroom is ideal for guests, a home office or even a potential roommate. Right next door, is a full 4pc bath for the 2nd bedroom and guests to share. This home also comes with in-suite laundry, titled parking(#33) and an assigned storage locker (#245) for any large storage items like sports equipment, tires or Christmas trees. Living in this well-managed building means you'll also enjoy walking trails, green spaces, and quick access to parks and several ponds/lakes located on the East side of the building. Sage Hill also gets great access to lots of shopping and dining available at Sage Hill Plaza, Creekside Shopping Centre and CrossIron Mills, and major roadways like Stoney Trail, Shaganappi Trail and Symons Valley Rd which turns into Beddington Trail. Jumping in the car: Downtown is a 23 min drive (21.5KM), Airport is a 21 min drive (14.4KM) & Banff is a 1hr 23 min drive (129KM).**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









