

2301, 298 sage meadows Park NW  
Calgary, Alberta

MLS # A2285125



# \$359,000

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Tucked into the rolling landscape of Sage Meadows, this stylish condo delivers a hard-to-find combination: 2 bedrooms, 2 full bathrooms, and 2 titled parking stalls—one above-ground and one underground and a storage space behind underground parking space. Thoughtfully maintained and easy to live in, it's a great match for busy professionals or anyone wanting a simpler, low-maintenance lifestyle. Inside, the space feels fresh and contemporary with 9-foot ceilings, durable vinyl plank flooring, and clean modern detailing throughout. The kitchen is designed to impress, featuring two-tone cabinetry, quartz counters, full-height upper cabinets, a crisp subway tile backsplash, an upgraded faucet, and enhanced stainless steel appliances in Kitchen.. It opens directly to the dining area and living room, creating an inviting layout that works well for entertaining or relaxing at home. Step out from the living room to your private balcony, complete with a gas hookup for your BBQ—perfect for making the most of summer evenings. Both bedrooms offer comfortable proportions, and the primary suite stands out with a walk-through closet and a spa-inspired ensuite featuring dual sinks and a large shower. A second 4-piece bath, plus a convenient laundry/storage room completes the floor plan. You'll also appreciate the location—just minutes to Creekside Shopping Center and Sage Hill Plaza, with quick access to Deerfoot Trail and Stoney Trail. It's an ideal blend of nature-forward surroundings and everyday city convenience.