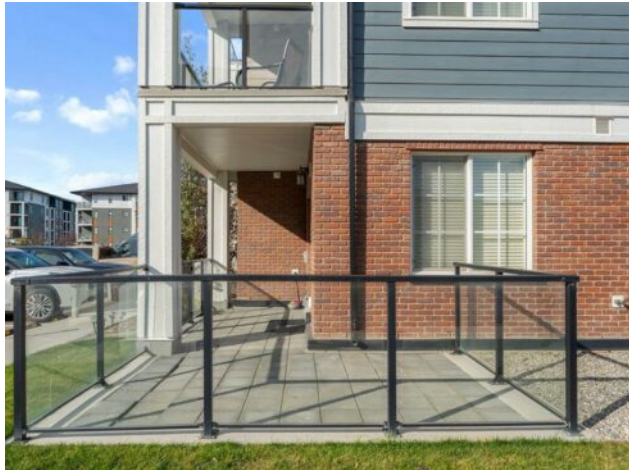


**3116, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2170326**



**\$420,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NONE

You'll feel right at home! Spacious and modern 2-bedroom, 2-bathroom MAIN FLOOR apartment available in the heart of SAGE HILL NW! Tons of green space right in your backyard. Ideally situated near the park, pond, playground and within walking distance to nearby amenities. This unit has one titled heated underground parking and storage. This ground floor unit features a stunning chef's kitchen with stainless steel appliances, a large island, quartz counter, plenty of counter space, perfect for cooking and entertaining. The master bedroom includes a sizeable walk-in closet and an attached modern washroom for added privacy and convenience. The additional bedroom is perfect for family or guests! Enjoy the convenience of in-unit laundry and dual entrances &ndash; one through the main building and another via a sliding door that opens to a large balcony, perfect for relaxing. This apartment offers comfort, style, and practicality in a prime location! Book your showings and let's make a deal!