

# \$399,000 - 3418, 298 Sage Meadows Park Nw, Calgary

MLS® #A2233138

**\$399,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\*\*WOW!! TOP FLOOR, 1 TITLED PARKING, AIR CONDITION, 2 BED + DEN , GREAT Investment, Easily rented\*\*\*** Welcome to your new home in the vibrant **DESIRABLE** community of Sage Hill, NW Calgary! This 2021 Built **TOP FLOOR** spacious 2 bedroom + den, 2 bathroom unit features an **OPEN** floorplan with 9 foot ceiling and vinyl flooring throughout (**NO CARPET**). As you enter into your new kitchen, you will be greeted by a generous size island, great for preparing your culinary masterpieces and entertaining family and friends. This contemporary kitchen design features beautiful granite countertops, stainless steel appliances and ample storage. The large window floods the living and dining rooms with abundant natural light showcasing their fantastic layout in the centre thus allowing for a sense of privacy from each bedroom. The living room opens up to a west facing covered balcony with gas hookup, perfect for outdoor enjoyment and relaxation. The primary bedroom oasis is complemented by a good size walk-in closet with built-in cupboards and an **DOUBLE** ensuite bathroom. A second bedroom with access to another full bathroom and an additional space to be used as a work from home office/den complete the space, making it a great place to call home. Other features of this unit include, 1 **UNDERGROUND TITLED PARKING**, a convenient in-unit laundry room, **AIR CONDITION**, as well and an assigned storage locker ensuring your comfort and convenience



at all times, what a treasure!! CONDO FEES include: Heat, Water, Grounds Maintenance, Professional Management, Snow Removal. This unit is nestled in a serene space just moments away from abundant greenspaces, pathways and biking trails. This amazing location offers easy access to Stoney and Shaganappi Trails, as well as to the international airport. A short drive or leisurely stroll to Sage Hill, Creekside, and Beacon Hill shopping, where you will find groceries (Costco, Walmart, T&T Supermarket, Co-Op), restaurants, fitness, child daycare facilities and so much more amenities. Also PET FRIENDLY living with designated dog relief area just steps from your front door. Schedule your private viewing today!!

Built in 2021

### **Essential Information**

MLS® #	A2233138
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3418, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P 1P5

### Amenities

Amenities Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking  
Parking Spaces 1  
Parking Stall, Titled, Underground

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Baseboard, Central  
Cooling None  
# of Stories 4

### Exterior

Exterior Features Balcony, BBQ gas line, Playground, Uncovered Courtyard  
Construction Brick, Vinyl Siding, Wood Frame

### Additional Information

Date Listed June 20th, 2025  
Days on Market 6  
Zoning M-2

### Listing Details

Listing Office Royal LePage Benchmark

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