

**3409, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2278883**



**\$255,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 660 sq.ft.                         | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Off Street, Stall, Titled          |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | \$ 354 |
| <b>Basement:</b>   | -                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Step into this beautiful top-floor, east-facing unit overlooking a serene pond and winding walking paths. The well-designed kitchen features a large island and stainless steel appliances, flowing seamlessly into the bright living room. The primary bedroom offers its own peaceful retreat with a walk-in closet, a private ensuite, and lovely views of the water and pathways. A second bedroom—perfect as a home office or guest room—is complemented by another full bathroom for added convenience. The spacious top-floor balcony is ideal for enjoying morning coffee, taking in the sunrise, or unwinding at the end of the day. Nestled in the desirable community of Sage Hill, Sage Hill Park provides a tranquil setting backing onto an environmental green space and regional bike path. You’ll love the unbeatable location: steps to Sage Hill Crossing, and only minutes to Beacon Hill Centre with Costco and countless shops and services. Parks, pathways, and quick access to Stoney Trail make everyday living effortless—everything you need is truly right at your doorstep.