

**2107, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2195039**



**\$349,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 441
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Amazing opportunity and versatility with this unit! Perfect for investors, roommates, singles, couple or small family. Upon entry, you are greeted with an open space with a stunning kitchen offering APMLE STORAGE SPACE, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, WHITE QUARTZ COUNTERS, with a COUNTER EXTENSION perfect for a work or study space. 2 good sized bedrooms, both having WALK-IN CLOSETS. The Primary bedroom offers a private ensuite with a DOUBLE VANITY. The WEST FACING PATIO is ground level giving access to grassy or snowy areas that kids or pets will love. WASHER/DRYER is conveniently in-unit for all your laundering needs. SAGE HILL is a new and VIBRANT community providing all the amenities needed while giving you natural, quiet spaces as well. Book a showing with your Realtor today to see what possibilities awaits!