

# \$379,998 - 2402, 298 Sage Meadows Park Nw, Calgary

MLS® #A2214345

**\$379,998**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this stunning top-floor condo in the sought-after community of Sage Hill! Featuring one of the most desirable layouts in the building, this 2-bedroom, 2-bathroom unit offers a bright and airy design with 9-foot ceilings, large windows, and modern vinyl plank flooring throughout. The upgraded kitchen is sure to impress with a large center island, quartz countertops, sleek maple cabinetry, a premium stainless steel appliance package, and a stylish backsplash—perfect for entertaining or daily living. The open-concept living and dining area is bathed in natural light and leads to a west-facing balcony with gas BBQ hookups and beautiful 4th-floor views. The smart layout ensures privacy, with the bedrooms located on opposite sides of the unit. The spacious primary suite features a walk-through closet and a full ensuite, while the second bedroom is generously sized and conveniently located next to another full bathroom. Additional features include in-suite laundry with full-size washer and dryer, a titled underground parking stall, separate storage locker, and an additional titled underground parking stall that may be available for purchase separately. Located in a well-maintained, newer complex with low condo fees, you™re just steps from walking and biking paths, scenic ponds, and green spaces, while still being close to schools, transit, major roadways, and all the shopping and amenities Sage Hill has to offer. Builder™s size: 884 sq ft. This exceptional



unit is the perfect blend of comfort, style, and convenienceâ€”donâ€™t miss out!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214345          |
| Price          | \$379,998         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 819               |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 2402, 298 Sage Meadows Park Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1P5                        |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Titled, Underground                                             |
| # of Garages   | 1                                                               |

**Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                       |
| Heating           | Baseboard, Natural Gas                                                                                              |

|              |       |
|--------------|-------|
| Cooling      | Other |
| # of Stories | 4     |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground, Storage |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | M-2              |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.