

# \$389,000 - 3116, 298 Sage Meadows Park Nw, Calgary

MLS® #A2192761

**\$389,000**

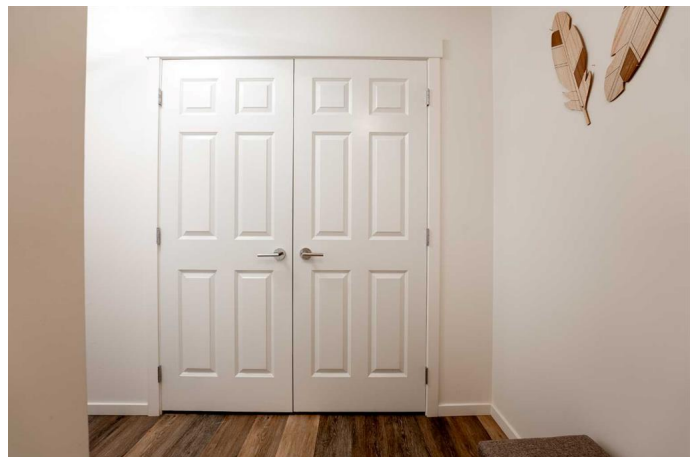
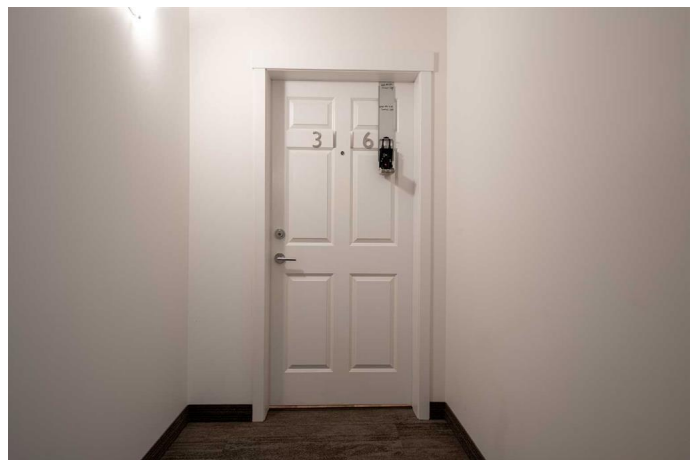
2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This stunning corner unit boasts south & west exposures, bathing the space in natural light throughout the day. Its thoughtfully designed floor plan, exclusive to corner units, features a dedicated front entry, a welcoming foyer, & a spacious double-door closet for added convenience. Located in the vibrant community of Sage Hill NW, this two-bedroom, two-bathroom apartment offers the perfect blend of comfort and contemporary design. The chef-inspired kitchen showcases stainless steel appliances, sleek quartz countertops, Tile Backsplash & a large island with built-in shelving and drawers, maximizing both style & functionality. The open-concept layout is ideal for entertaining, with a seamless flow that enhances the home's airy elegance.

The primary bedroom is a true retreat, featuring a spacious walk-in closet with built-ins that leads directly into a modern ensuite. The second bedroom provides flexibility, making it perfect for guests, family, or a home office. Thoughtful additions like in-unit laundry & dual entrances elevate everyday living. A sliding door opens onto an expansive wrap-around patio with a gas hookup & serene pond views, allowing you to enjoy both sunrises & sunsets. Complete with titled heated underground parking & additional storage, this home offers both convenience and luxury. Enjoy quick access to Nose Hill Park, schools, major shopping plazas, & Stoney Trail, making this an ideal choice for



those seeking a refined yet relaxed lifestyle.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192761    |
| Price          | \$389,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 910         |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3116, 298 Sage Meadows Park Nw |
| Subdivision | Sage Hill                      |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1P5                        |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Visitor Parking    |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

**Exterior**

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other               |
| Lot Description   | Landscaped          |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 92                 |
| Zoning         | M-2                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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