

\$388,000 - 3318, 298 Sage Meadows Park Nw, Calgary

MLS® #A2240216

\$388,000

2 Bedroom, 2.00 Bathroom, 904 sqft

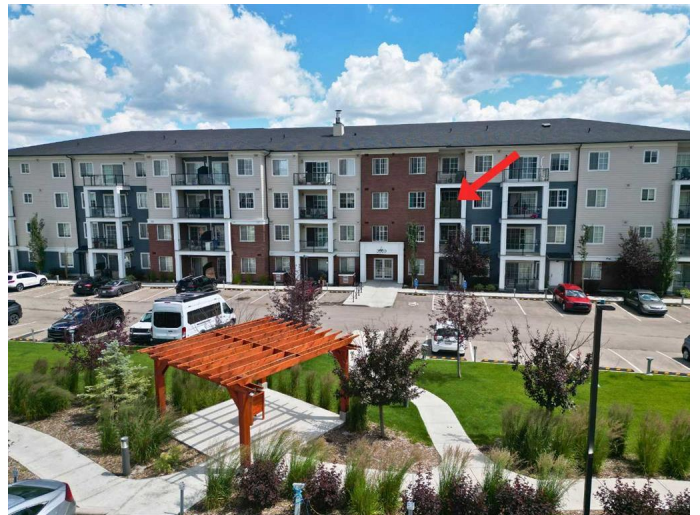
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Spacious, stylish, and perfectly located. This 2 BEDROOM PLUS A DEN in Sage Hill offers OVER 900 square feet of thoughtfully upgraded living space. The open floor plan is enhanced by 9-foot ceilings and oversized rooms that provide comfort and flexibility for your lifestyle. The den is a fully enclosed room with a door, ideal for a home office, guest room, or creative space.

Enjoy the convenience of one titled underground parking stall, located very close to the elevator entrance, and an assigned storage unit directly in front of it. The unit features a number of upgrades including LED lighting, a ceiling fan in the den, an upgraded kitchen faucet, addition of upper kitchen cabinets, and full-size front-loading washer and dryer. The main bathroom has been customized with a walk-in shower and a cabinet with drawers for extra functionality. White quartz countertops are the same throughout the condo. A premium patio door upgrade adds natural light and opens to a very PRIVATE BALCONY, perfect for morning coffee or evening relaxation.

Sage Hill is one of NW Calgary's most desirable communities, known for its abundance of amenities and access to nature. Walking distance to barber, 7-11, dentist, pharmacy, doctor's offices, grocery stores and major retailers like Walmart and T&T. You'll be just minutes from major shopping



centres like Sage Hill Crossing, Beacon Hill, Nolan Hill, and the Q at Sage Hill. Nearby schools, daycares, and quick access to Stoney Trail make this a convenient location for families and professionals alike. Explore the extensive network of walking paths, ponds, and ravines right outside your door, perfect for nature lovers and pet owners. The pond network is a delight to watch in all seasons, you'll see everything from ducks to deer and small creatures in between.

A fantastic opportunity to own in a growing community with so much to offer. Welcome home.

Built in 2021

Essential Information

MLS® #	A2240216
Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3318, 298 Sage Meadows Park Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1P5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Picnic Area, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Concrete, Wood Frame

Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	M-2

Listing Details

Listing Office	Real Broker
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