

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

MLS® #A2192761

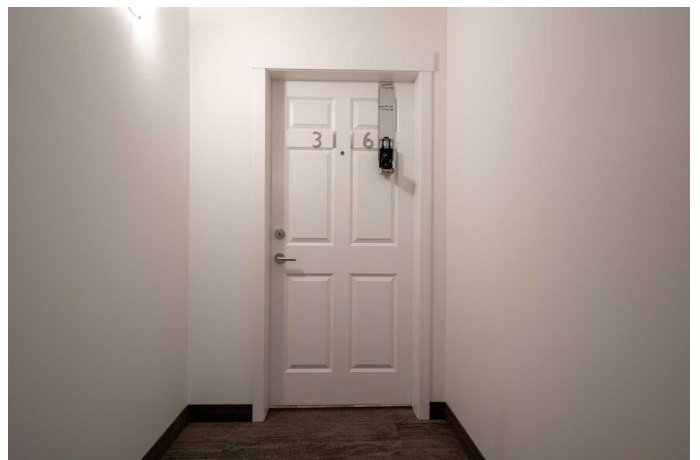
**\$389,000**

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	75
Zoning	M-2

## Listing Details

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

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.