1104 298 Sage Meadows Park NW

Calgary | Active | MLS® A2355880

$259,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2018**	**685 sq. ft.**

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Listed by CIR Realty

A closer look

MAIN-FLOOR END UNIT | CENTRAL AIR CONDITIONING | HEATED UNDERGROUND PARKING | ADJACENT TO PONDS AND PATHWAYS IN SAGE HILL. Situated on the main floor of a well-managed Sage Hill complex, this two-bedroom, two-bathroom corner end unit offers convenient ground-level access and exceptional natural light from its additional corner-unit windows. The open-concept layout is finished with 9' ceilings, luxury vinyl plank flooring and central air conditioning for year-round comfort. The kitchen is appointed with an island with quartz countertop, stainless steel appliances, subway tile backsplash and generous cabinetry. The adjoining living room features an electric fireplace and patio doors leading to a private covered patio, which opens directly onto a professionally maintained yard that offers the feel of a private outdoor space. The primary bedroom includes a tray ceiling and a walk-through closet leading to a four-piece ensuite. The second bedroom, well suited as a guest room or home office, is located across from a second full four-piece bathroom. Additional features include in-suite laundry, a titled heated underground parking stall and convenient access to ample street parking. Assigned storage locker adds to the convenience. Building amenities include an elevator, secured parking, visitor parking, a courtyard and a gazebo. Pets are permitted subject to board approval. Monthly condominium fees include heat, water, insurance and professional management. The complex backs onto green space, ponds and an extensive pathway network, with a park and playground approximately a 3-minute walk away. The nearest bus stop, at Sage Hill Drive and Sage Hill Way NW, is approximately a 6-minute walk. Everyday conveniences, including COBS Bread, Tim Hortons and Sage Hill Dental, are within a 6 to 10-minute walk, and Sage Hill Crossing, with T&T Supermarket and Walmart, is close by. The location also provides quick access to Stoney Trail and Shaganappi Trail, Beacon Hill and CrossIron Mills, with downtown approximately 23 minutes by car. The unit is vacant and available for quick possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355880
Bedrooms	2
Bathrooms	2
Year Built	2018
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	685 sq. ft.
Condo Fee:	$382.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	North, West
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Below
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2020185
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 12'6" × 9'9" ·
Main Floor	Bedroom · 10'4" × 7'11" ·
Main Floor	Living Room · 11'9" × 11' ·
Main Floor	Kitchen With Eating Area · 11'9" × 11'5" ·

Main Floor	Entrance · 13'9" × 3'11" ·
Main Floor	Laundry · 4'11" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Exterior Features:	Private Entrance, Storage
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2 (Multi Residential)
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1104-298-sage-meadows-park-nw-calgary-a2355880/

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