1312 298 Sage Meadows Park NW

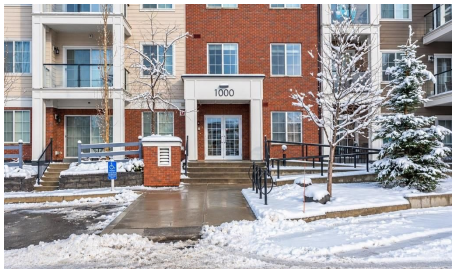
Calgary | Active | MLS® A2359571

$269,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**705 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Welcome to this exceptional condo in Sage Hill, an ideal home for young professionals, growing families, or those looking to downsize in style. 9ft ceilings and oversized windows give this home an open, airy feel and an abundance of natural light. Modern luxury vinyl flooring adds contemporary style with easy maintenance. The bright, spacious living room is perfect for hosting guests or unwinding after a long day. The beautifully appointed kitchen features granite countertops, an eye-catching tile backsplash, and stainless steel appliances. The generous dining area flows seamlessly between the kitchen and living room, making it ideal for entertaining family and friends. Step out onto your private balcony to enjoy morning coffee, a casual lunch, or a BBQ dinner with the convenient gas hookup. With no units directly behind you, enjoy added privacy and open views. Two well-separated bedrooms offer privacy and flexibility. The primary bedroom features a large window, his-and-hers closets, and 3pc ensuite bath. The second bedroom is windowless but spacious, ideal for children, guests, or a home office. 4pc main bathroom and in-unit laundry complete the home with everyday convenience. Outside, you'll appreciate the natural green space with a pond and walking path, ideal for daily walks and enjoying nature. A nearby soccer field is perfect for active kids. Playgrounds, parks, public transit, and retail stores are all close by, and this condo will make a wonderful home for your family!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359571
Bedrooms	2
Bathrooms	2
Year Built	2020
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:	705 sq. ft.

Condo Fee:	$364.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Water
Acreage:	No
Lot Area:	705 sq. ft.
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
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:	2010185
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
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:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 11'4" × 11'1" ·
Main Floor	Kitchen · 12'11" × 12'10" ·
Main Floor	Bedroom - Primary · 11'2" × 9'1" ·
Main Floor	Bedroom · 9' × 8'11" ·
Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows

Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1312-298-sage-meadows-park-nw-calgary-a2359571/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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