

\$354,900 - 3318, 298 Sage Meadows Park Nw, Calgary

MLS® #A2240216

\$354,900

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

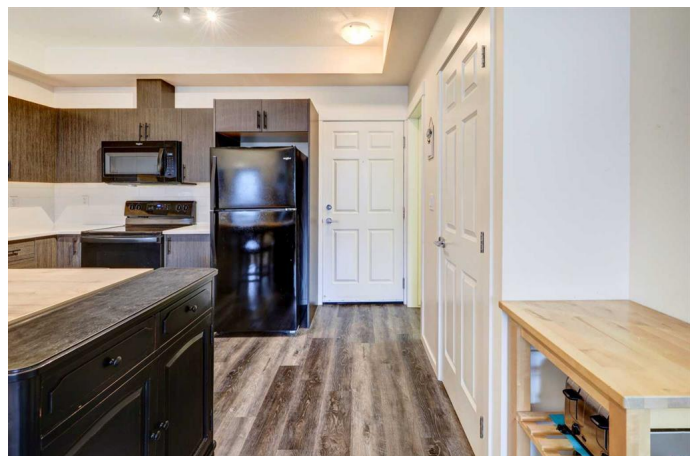
Not all two bedroom, two bathroom condos are created equal and this one proves it.

When these units were originally sold by the builder, there were multiple floorplans and upgrade options, each at different price points. This particular home features one of the largest two bedroom plus a den layouts that the builder offered in the building, spanning a generous 904 square feet. That extra space shows up everywhere, from the oversized bedrooms to the spacious living and dining areas, giving you room to breathe, live, and grow.

Each bedroom has its own dedicated access to a bathroom, making it ideal for roommates, guests, or family members who value their own space. Plus, there's an additional door from the main living area to the second bathroom so guests don't have to walk through anyone's bedroom to freshen up. Small detail, big difference.

Need a home office, playroom, extra storage, or creative space? The dedicated flex room with its own door offers endless possibilities. And unlike other units, this kitchen includes upgraded upper cabinetry for added storage and a more polished finish, something the builder didn't include by default.

The private, west facing deck offers a peaceful outdoor escape with no direct views into



neighboring units, while the 9 foot ceilings and large windows flood the space with light and make it feel even larger than it already is.

Located in the desirable community of Sage Hill, you're steps from parks, walking trails, ravines, and convenient shopping like Sage Hill Quarter and Creekside. There's also a titled underground parking stall close to the elevator and an assigned storage locker directly in front of your parking space. Easy and efficient.

If you've been comparing floorplans and prices, now you understand why some units stand out. This one does, for all the right reasons. Book a showing today!

Built in 2021

Essential Information

MLS® #	A2240216
Price	\$354,900
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	Elevator(s), Parking, Visitor Parking, Bicycle Storage, Picnic Area
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	Wood Frame, Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	48
Zoning	M-2

Listing Details

Listing Office	Real Broker
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