

**1406, 298 Sage Meadows Park NW**  
**Calgary, Alberta**

**MLS # A2236929**



**\$310,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 645 sq.ft.                         | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | \$ 344 |
| <b>Basement:</b>   | None                                                                                                                                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                           |                   |        |

Welcome to Georgia 2 by Brad Remington Homes, a stylish TOP FLOOR 2-bedroom + den, 1-bathroom condo designed for modern living. This bright, open-concept layout features 9-foot ceilings and premium vinyl plank flooring, creating a seamless and contemporary feel. The gourmet kitchen is a true highlight, complete with quartz countertops, soft-close cabinetry, and a full stainless steel appliance package including a refrigerator, stove, built-in dishwasher, over-the-range microwave, and a front-load washer and dryer. The spacious primary bedroom offers direct access to the shared ensuite, while the versatile den is perfect for a home office or cozy reading nook. Step outside to your private patio, an ideal spot for savouring morning coffee or evening relaxation. For added convenience, this home includes a titled parking stall, private storage unit, and in-suite laundry, making everyday living easy and organized. Set in the heart of Sage Hill Park, this sought-after community is surrounded by lush green space, tranquil ponds, and regional bike paths. Shopping and dining are just steps away at Sage Hill Crossing, with even more amenities at Beacon Hill Centre, including Costco. Walk-in clinics, dental offices, physio and massage services are just down the block, and Stoney Trail is minutes away for a quick commute. This modern condo is perfect for first-time buyers, downsizers, or investors—offering comfort, style, and unmatched convenience right at your doorstep.