

# \$388,000 - 3318, 298 Sage Meadows Park Nw, Calgary

MLS® #A2240216

**\$388,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

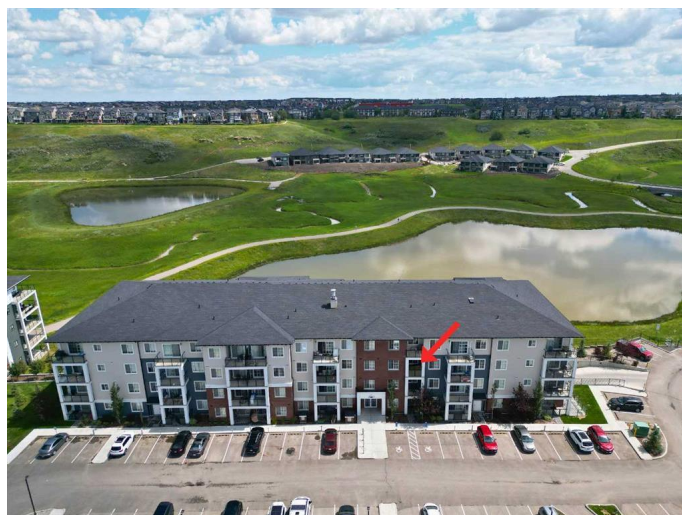
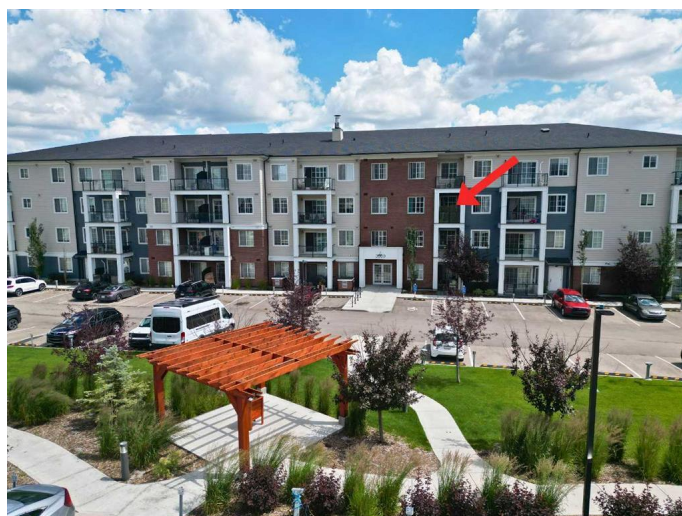
Sage Hill, Calgary, Alberta

Welcome to Sage Meadows Park, where smart design meets everyday comfort. This beautifully laid-out 2-bedroom plus den, 2-bathroom condo offers an impressive 904 square feet of open, functional living space—perfect for those who need a little more room to live, work, and relax.

Each bedroom is positioned on opposite sides of the unit, offering maximum privacy, and both include their own window and direct access to a full bathroom. The main bathroom also features a secondary door, allowing guests to use it without entering the bedroom—ideal for entertaining or everyday convenience.

The open-concept layout features 9-foot ceilings, a spacious kitchen with quartz countertops, stainless steel appliances, and upgraded cabinetry that offers ample storage without overwhelming the space. The generous living and dining area flows seamlessly to your very private patio, where you can enjoy a quiet morning coffee or a peaceful evening unwind with no direct neighboring sightlines.

Tucked just off the front entry is a dedicated den/home office, perfect for remote work, a creative studio, or extra storage. Both bedrooms are generously sized, with the primary easily accommodating a king-sized bed and the second bedroom large enough for a queen and bedroom furniture and/or a desk



with TV.

Extras include in-suite laundry, a titled underground parking stall, and access to a pet-friendly, professionally managed complex. Located in the established community of Sage Meadows, youâ€™re minutes from shopping at Sage Hill Quarter, walking trails, parks, schools, and major routes like Stoney Trail and Shaganappi.

Whether you're downsizing, upsizing, or simply looking for the right fitâ€”this spacious, move-in ready home delivers outstanding value in NW Calgary.

Built in 2021

**Essential Information**

MLS® #	A2240216
Price	\$388,000
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	Bicycle Storage, Elevator(s), Parking, Visitor Parking, 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	Concrete, Wood Frame

## Additional Information

Date Listed	July 15th, 2025
Days on Market	12
Zoning	M-2

## Listing Details

Listing Office	Real Broker
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