

# \$319,900 - 4407, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2197468

**\$319,900**

2 Bedroom, 2.00 Bathroom, 665 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

TOP FLOOR, SOUTH FACING! Set in the newest complex in picturesque Sage Hill, this Sage Hill Park condo features stylish design and beautiful finishes as well as a stellar location. Inside the front door, the main living area is wonderfully bright, with 9' ceilings. Natural light showcases luxury vinyl plank floors and wood grain cabinetry. Quartz counters finish the luxe ambiance in the eat-in kitchen, which also includes stainless appliances and plenty of space for an island if you wanted even more prep area. A spacious living area looks out the sliding glass doors to a sunny balcony with top floor views of the local ponds. Balcony is also equipped with a gas line. The bedroom is generous, and well laid out with a walk-through closet into a full ensuite, where you will find the same high end finishes like quartz countertops. In-suite laundry is a coveted perk, as is the den, which is excellent for a home office, hobby room, or 2nd bedroom. The main bathroom is just across the hall, and this flat offers plenty of closet space as well. Secure, titled, underground parking also includes a private storage area for all your outdoor gear and seasonal items. At your doorstep, you'll find hours of outdoor activities available along the pathways that wind throughout the community.

Down the road, the Sage Hill Crossing and Creekside shopping complexes provide a plethora of amenities, and transit is nearby as



well. Proximity to Stoney Trail connects you to the rest of Calgary easily, and you can sneak out along 144 Avenue to be first out west into the mountains whenever you like. See this one today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197468    |
| Price          | \$319,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 665         |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 4407, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P 1E5                          |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Secured Parking, Storage, Visitor Parking, Trash |
| Parking Spaces | 1                                                |
| Parking        | Titled, Underground                              |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 4         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Brick, Vinyl Siding, Wood Frame |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 52                  |
| Zoning         | M-2                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.