# \$348,000 - 4414, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2239479

## \$348,000

2 Bedroom, 2.00 Bathroom, 780 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*\*\$32,000 PRICE IMPROVEMENT!!\*\*\* Discover an exceptional opportunity to own this TOP FLOOR 2-bedroom, 2-bathroom condo located in the highly sought-after community of Sage Hill. Offering 780sqft of thoughtfully designed living space, this modern and stylish unit combines comfort, convenience, and contemporary flair. Step inside to find elegant vinyl flooring that flows seamlessly throughout the main living area and features a wall unit air conditioner to keep the space cool and comfortable on warm summer days. The sleek kitchen is equipped with stainless steel appliances, striking two-toned cabinetry, and quartz countertops, all designed to impress. The open-concept layout connects the kitchen to the dining and living areasâ€"ideal for entertaining or relaxing at home. The spacious living room exudes a cozy ambiance and opens onto a massive balcony, perfect for outdoor lounging and taking in the peaceful surroundings. For optimal privacy, the two bedrooms are located on opposite sides of the living space. The primary suite features a private 4-piece ensuite, creating a tranquil retreat to unwind. The second bedroom includes a full closet and is conveniently located across from a well-appointed 4-piece cheater bathroom with a deep soaking tub. This unit's location is truly unbeatableâ€"nestled beside scenic walking paths and an environmental reserve, offering a serene connection to nature. Despite the peaceful setting, you're just







minutes from the shopping and amenities of Sage Hill and Evanston, with easy access to Stoney Trail for a quick commute. Enjoy the convenience of being only a five-minute drive to Beacon Hill, where you'II find big box stores, Walmart, T&T Supermarket, and Costco. Experience the perfect blend of modern living, natural beauty, and urban convenienceâ€"schedule your private viewing today!

Built in 2023

#### **Essential Information**

MLS® # A2239479 Price \$348,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 780
Acres 0.00
Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 4414, 15 Sage Meadows Landing Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1E5

## **Amenities**

Amenities Snow Removal, Visitor Parking, Elevator(s), Parking, Secured Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open

Floorplan, Quartz Counters, Track Lighting

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings,

Wall/Window Air Conditioner, Microwave Hood Fan, Washer/Dryer

Heating Baseboard Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Wood Frame, Composite Siding

### **Additional Information**

Date Listed July 25th, 2025

Days on Market 101 Zoning M-2

# **Listing Details**

Listing Office eXp Realty

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