

# \$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 areas—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 unbeatable—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 youâ€™ll 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 | 88              |
| Zoning         | M-2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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