

# \$350,000 - 4408, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2250047

## \$350,000

2 Bedroom, 2.00 Bathroom, 665 sqft

Residential on 0.00 Acres

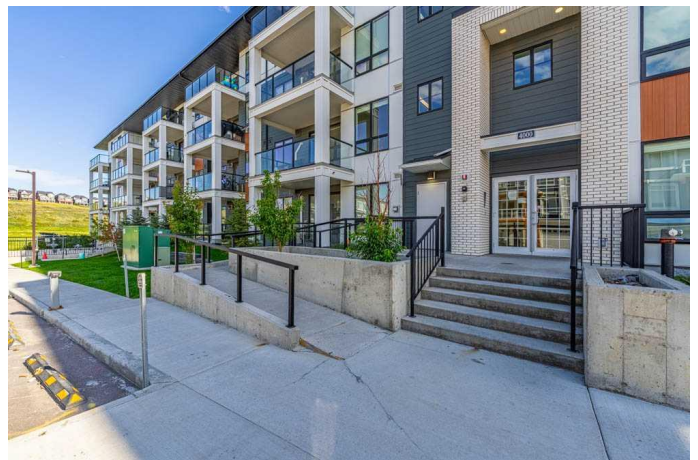
Sage Hill, Calgary, Alberta

Top-floor, sun-drenched 2 bed/2 bath in Sage Hill with modern finishes and an easy, open flow. The showpiece kitchen centers on a huge island—great for meal prep, laptops, and late-night snacks—with in-suite laundry to keep life simple and tidy. A sprawling balcony extends your living space outdoors—morning coffee, sunset hangs, or a quiet work call with a view.

Parking is a major win: two titled stalls—one heated underground for winter and one surface stall right near the entrance for quick in-and-out convenience. First-time buyers will love the low-maintenance lifestyle, investors will appreciate the rent-ready layout, and young professionals will be into the modern vibe, top-floor privacy, and extra sunlight.

Location perks? Everyday essentials are at your doorstep—Sage Hill Quarter (Calgary Co-op, Shoppers, services, and bites) and Sage Hill Crossing (Walmart and more), with Costco in Beacon Hill just a short drive for bigger shops. If you're a dog walker, you'll love the network of community pathways that loop around ponds and green spaces—perfect for daily laps and weekend strolls.

Weekend escape plan: the Rockies are calling—about 1 hour to Canmore and ~1 hr 15–30 min to Banff (traffic dependent). Mountain coffee runs, anyone?



If youâ€™ve been waiting for â€œthe oneâ€• thatâ€™s truly move-in readyâ€”with light, style, an oversized balcony, and real-world convenienceâ€”Unit 4408 delivers. Come see how this top-floor perch turns daily routines into something a little more special.

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250047          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 665               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 4408, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P 1E5                          |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Other, Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                            |
| Parking        | Parkade, Stall                                               |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Cooktop, Electric Oven, Electric Range, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Central                                                                                                                                                                                    |
| Cooling      | Other, Wall Unit(s)                                                                                                                                                                        |
| # of Stories | 4                                                                                                                                                                                          |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage, Other |
| Construction      | Composite Siding, Wood Frame, Other   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 18                |
| Zoning         | M-2               |

## Listing Details

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

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