

# \$383,900 - 6404, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2221599

**\$383,900**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Spectacular Top Floor Corner Unit - Prepare to be Impressed! This stunning 2 bedroom, 2 bathroom condo offers luxurious living in the highly desirable Sage Hill Park II. Situated on the southwest corner, this bright and meticulously maintained unit is practically brand new (only 1.5 years old!) and loaded with quality builder upgrades. Step inside and be greeted by the elegance of luxury vinyl plank flooring that flows seamlessly throughout the open and airy layout. The heart of the home is the stunning kitchen, featuring upgraded stainless steel appliances, sleek quartz countertops, ample stylish cabinetry, and a large inviting island – perfect for entertaining. The kitchen effortlessly transitions into the sun-drenched living room, creating an ideal space for relaxation and gatherings. Retreat to the generously sized primary bedroom, complete with a well-organized walk-in closet and a private en-suite bathroom. The thoughtfully separated second bedroom is also a comfortable size and is conveniently located across the hall from the second full bathroom and a practical laundry closet. Enjoy outdoor living on your covered patio, equipped with a gas line for effortless BBQ-ing, and bathed in warm afternoon sunlight. Stay comfortable year-round with air conditioning in the summer and the convenience of titled underground parking in the winter. Added bonus: an extra storage locker for your extra belongings. Beyond the exceptional features of the unit,



this complex boasts a prime location that backs onto a picturesque pond and endless walking trails – perfect for enjoying the outdoors. You'll also appreciate the close proximity to a variety of shopping and dining options, public transit, major roadways, and much more! Don't miss the opportunity to make this exceptional condo your own. Call your favourite realtor to book a showing today. You won't be disappointed!

Built in 2023

**Essential Information**

MLS® #	A2221599
Price	\$383,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	6404, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1E5

**Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Waterfront	Pond
------------	------

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Zoning	M-2

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.