

# \$379,900 - 5404, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2186097

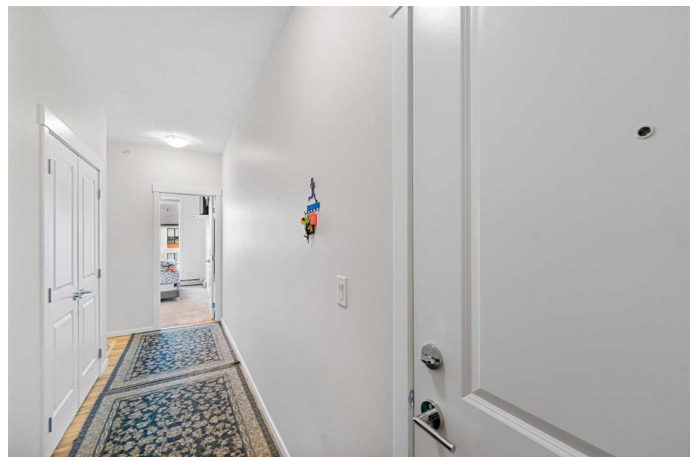
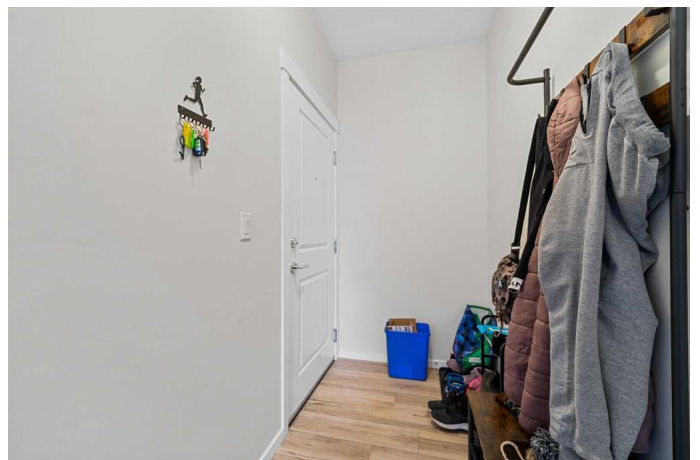
**\$379,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Top Floor | Corner Unit | South/West Facing Balcony | 2 Bedrooms | 2 Bathrooms | Open Floor Plan | 9Ft Ceilings | Granite Countertops | LVP Flooring | Stainless Steel Appliances | Stacked In-Unit Laundry | Titled Underground Parking Stall | Secure Building | Pristine Neighbourhood | Surrounded by Ponds & Walking Paths. Welcome to this stunning top level 2 bed, 2 bath condo boasting 843SqFt. Open the front door to a long foyer where you'll find the stacked laundry behind closet doors not to take away any of your living space! The open floor plan kitchen, dining and living space makes this a great space to entertain friends and family. The kitchen is outfitted with black granite countertops, stainless steel appliances and ample cabinet space. The openness of this unit easily allows for a full sized dining table. The living room is spacious and comfortable! This condo is framed with large windows that allow bright natural light to fill the space. The living room has sliding glass doors that lead to the large South/West facing balcony with a built-in gas BBQ line! This condo has an ideal layout that offers enhanced privacy, with the living room thoughtfully separating the primary and secondary bedrooms. The primary bedroom is large with a walk-through closet and private 3pc ensuite bath. The second bedroom is also spacious and the across the hall is the main 4pc bath with a tub/shower combo. Included with this unit is a titled parking stall which is secured underground in the parkade which is



an added benefit keeping your car cool in the summer and warm in the winter. Additional to the underground parking stall is an assigned underground storage locker. This building has secured entry with key fob access and a buzzer for guest entry. The location truly can't be beat; parks, walking paths, playgrounds and shopping are all steps outside the front doors! Hurry and book a showing at this incredible unit today!

Built in 2023

### Essential Information

MLS® #	A2186097
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	5404, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E5

### Amenities

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

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Lighting
Construction	Brick, Composite Siding, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	January 15th, 2025
Days on Market	82
Zoning	M-2

## Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

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.