

# \$349,900 - 5404, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2247403

**\$349,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

PLEASE CHECK MEMBER REMARKS & Back onto market due Financing. Right next to scenic trails, tranquil ponds, and lush parks—surrounded by nature—welcome to your stunning top-floor corner unit retreat in the heart of Sage Hill, NW Calgary! This bright and beautiful 2 BED, 2 BATH condo is a rare gem—featuring soaring 9 ft ceilings and extra windows that flood the space with natural sunlight all day long. From the moment you walk in, you'll love the spacious foyer that sets the tone for this stylish home. The gourmet kitchen is a chef's dream—equipped with sleek stainless steel appliances, granite countertops, and loads of prep space. The open-concept living and dining area is perfect for entertaining, leading you to a sun-soaked southwest-facing balcony complete with a gas line for epic BBQ nights and summer gatherings. Your spacious primary suite offers a private oasis with a walk-in closet and a full ensuite. A second bedroom and a full guest bathroom offer comfort and flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry, underground heated parking, and secure storage—all wrapped into one incredible package. Situated in one of NW Calgary's most desirable communities, you're just minutes from Sage



Hill Crossing, Beacon Hill Centre, Costco, and endless shops, cafes, and restaurants. Step outside and explore walking paths, parks, and all the natural beauty Sage Hill is known for. This is more than just a condo—it's a lifestyle. Don't miss your chance to own one of the most desirable units in the building!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247403          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5404, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P1E5                           |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

**Interior**

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

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Lighting                       |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 37               |
| Zoning         | M-2              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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