



GRASSROOTS
REALTY GROUP

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4307, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2251083



\$318,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to this beautiful 2-bedroom, 2-bathroom condo on the 3rd floor of Sage Hill Park II, built in 2023 by Brad Remington Homes. With 9-ft ceilings and oversized windows, this home is bright, functional, and move-in ready. The open-concept layout features a contemporary kitchen with quartz countertops, soft-close cabinetry, pantry, and a full stainless-steel appliance package. The spacious living and dining area extends to a private balcony with glass railing—ideal for morning coffee or evening relaxation. The primary suite includes a walk-through closet and private ensuite, while the second bedroom and full bath offer great flexibility for guests, family, or a home office. This unit comes with a titled heated underground parking stall and storage unit, plus an additional titled underground stall available for purchase (\$20,000 value)—a rare find in this community. Sage Hill Park II backs onto a stunning green space with walking and biking paths, and is just minutes from Sage Hill Crossing and Beacon Hill Centre with Costco, shops, and dining. Quick access to Stoney Trail ensures easy commuting. Perfect for first-time buyers, professionals, or investors seeking comfort, convenience, and low-maintenance living in NW Calgary. Spotless and ready for immediate possession—book your private showing today!