



GRASSROOTS
REALTY GROUP

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**5316, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2255782



\$299,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

MOTIVATED SELLERS!! Check out this super affordable 2-bed, 2-bath condo in the sought-after community of Sage Hill! The main area features sleek and durable vinyl plank flooring, and the modern kitchen boasts quartz countertops and ample cabinet space. This apartment comes with Room Airconditioner for both the rooms. Both bedrooms are spacious, PRIMARY bedroom comes with 4-piece ensuite that includes a sink, a tub/shower combo, and gorgeous tile floors. Second bedroom comes with 4pc bathroom with dual entrance option. You'll also appreciate the convenience of in-suite laundry, a sunny balcony with a gas BBQ hookup, an UNDERGROUND TITLED parking stall, and an extra storage locker. Outside, Sage Hill has everything you need—great restaurants, shops, and services are all nearby. Love the outdoors? You'll be close to scenic walking and biking paths and green spaces. Plus, getting around is easy with quick access to Stoney Trail and the airport just 20 minutes away. Don't miss out—book your showing today and make this awesome condo your next home! ***virtual photos used for presentation purposes***