



GRASSROOTS
REALTY GROUP

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**4208, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2261952



\$339,800

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Stone Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to this bright, south-facing 2 bedroom, 2 bathroom condo in the vibrant community of Sage Hill Park. Thoughtfully designed with modern finishes, this home offers an easy, open flow that's both stylish and functional. The kitchen features a central removable island, ideal for meal prep, casual dining, or even setting up a laptop for work. In-suite laundry adds everyday convenience, while a sun-filled, oversized balcony extends your living space outdoors—perfect for morning coffee or evening relaxation. Parking is a standout feature with two titled stalls: one heated underground for those cold Calgary winters and one surface stall just steps from the entrance for quick, everyday access. This home is truly versatile: first-time buyers will love the low-maintenance lifestyle, investors will appreciate the rent-ready layout, and young professionals will enjoy the modern design and abundant natural light. Location couldn't be better—everyday essentials are right at your doorstep with Sage Hill Quarter (Calgary Co-op, Shoppers, and dining options) and Sage Hill Crossing (Walmart and more), plus Costco in Beacon Hill just a short drive away. Outdoor enthusiasts and dog owners will also appreciate the scenic pathways winding around ponds and green spaces throughout the community. And when it's time for a weekend escape, the mountains are only about an hour away. If you've been waiting for a move-in-ready home with modern style, a large sunny balcony, and unbeatable convenience, this Sage Hill Park condo is the one.