



GRASSROOTS
REALTY GROUP

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**4203, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2281279



\$275,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	659 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Bright, modern, and move-in ready! This immaculate 2 bedroom, 1 bathroom condo offers a fresh and stylish living space with thoughtful upgrades throughout. Featuring durable vinyl plank flooring (no carpet!), granite countertops, ceiling-height cabinetry, and a large kitchen island with built-in storage and seating for four — perfect for entertaining or casual dining. The spacious layout includes a full 5-piece bathroom with dual sinks and extra vanity storage, a walk-in closet off the primary, a large front entry closet, and a full-size stacked washer and dryer for added convenience. Stay comfortable year-round with an AC unit, and enjoy sunny afternoons & evenings on the west-facing balcony, complete with a BBQ gas line. This unit comes with a Titled parking stall and a separate storage unit, adding exceptional value and convenience. Located in the dynamic, family-friendly community of Sage Hill, you're just minutes from abundant shopping, restaurants, scenic walking and biking paths, and have quick access to Stoney Trail and major roadways. A beautiful, low-maintenance home in pristine condition — just move in and enjoy!