



**6417, 15 Sage Meadows Landing NW  
Calgary, Alberta**

**MLS # A2296970**



**\$359,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

BEAUTIFUL TOP FLOOR, 3-BEDROOMS | 2 FULL BATHROOMS | 1 HEATED UNDERGROUND TITLED PARKING | STORAGE CAGE | LARGE BALCONY | Immaculate & Spacious 3-Bedroom Condo &ndash; A Must-See! Welcome to your new home! This top-floor 3-bedroom condo is in pristine condition, offering a spacious and modern living space perfect for comfort and style. Featuring two full bathrooms with quartz countertops and stylish LVP flooring throughout, this home combines elegance with convenience. The fully upgraded kitchen boasts sleek modern cabinets, a central island with quartz countertops, and high-end stainless steel appliances. For added convenience, enjoy in-suite laundry, heated underground titled parking and a storage cage for both security and comfort. Additional rental stalls are available as well. With soaring 9-foot ceilings and an abundance of natural light, every room feels open and airy. Step out onto the oversized balcony, ideal for summer BBQs and relaxing with friends and family. Location is key with this prime property, situated close to Creekside Shopping Center, Stoney Trail, and a variety of amenities like Co-Op, Walmart, T&T, and Costco. Calgary International Airport is less than 20 minutes away, perfect for frequent travelers. Take advantage of the nearby walking paths and picturesque storm ponds, offering a peaceful outdoor escape. This pet-friendly condo (subject to approval) allows up to two dogs, two cats, or one of each. Don't miss out on this incredible opportunity to own a stunning top-floor condo in an unbeatable location! Schedule your viewing today and experience the perfect combination of luxury and convenience.