



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6215, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2307804



\$314,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 2nd floor condo in Sage Meadows, offering the perfect blend of comfort, style, and convenience - ideal for first-time home buyers or investors. Some pond views from this unit! Built in 2023, this nearly new unit features a bright and functional layout with 2 spacious bedrooms and 2 full bathrooms, thoughtfully designed for both everyday living and privacy. The open-concept kitchen showcases sleek cabinetry, quartz countertops, stainless steel appliances. Enjoy in-suite laundry, along with titled underground parking and a dedicated storage locker, providing added value and convenience. The 2nd floor location offers easy access while maintaining privacy and security. Located in the desirable community of Sage Meadows, just minutes to Creekside Shopping Centre, Stoney Trail, and a variety of amenities, including grocery stores, restaurants, banks, medical offices, and scenic walking paths. Whether you're entering the market or expanding your investment portfolio, this move-in ready condo offers exceptional value in a fast growing NW community.