



GRASSROOTS
REALTY GROUP

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4417, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2313939



\$375,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Remote Blinds (over \$6, 000 upgrades), TV Wall Mount, White Dresser, White Cabinet

BEAUTIFUL TOP FLOOR UNIT | 3 BEDROOMS | 2 FULL BATHROOMS | HEATED UNDERGROUND TITLED PARKING | ASSIGNED STORAGE LOCKER BESIDE PARKING | LARGE BALCONY | UPGRADED Welcome to this top-floor 3-bedroom condo meticulously maintained and with upgrades. This immaculate condo is truly move-in ready. Upgrades include over \$6,000 in remote blinds, a \$5,000 air conditioning unit, upgraded appliance package, enhanced kitchen cabinetry, elegant glass shower upgrades, TV mount included (\$350 value), IKEA light fixture and beautiful luxury vinyl plank flooring installed in January 2026 valued at approximately \$13,000. The spacious open-concept layout features soaring 9-foot ceilings and an abundance of natural light throughout. The modern kitchen is beautifully appointed with quartz countertops, upgraded cabinetry, a large central island, and high-end stainless steel appliances — perfect for entertaining or everyday living. The primary suite offers direct access to a stylish full bathroom, while both bathrooms showcase quartz countertops and upgraded finishes. Enjoy the added convenience of in-suite laundry, heated underground titled parking, and a private storage locker conveniently located right beside the parking stall. Additional rental parking stalls are also available. Step outside to your oversized balcony — ideal for summer BBQs, morning coffee, or relaxing evenings with family and friends. Located close to Creekside Shopping Centre, Stoney Trail, and countless amenities including Co-Op, Walmart, T&T Supermarket, Costco, restaurants, parks, and walking pathways surrounding picturesque storm ponds. Calgary International Airport is less than 20 minutes away, making travel exceptionally convenient. This pet-friendly complex (subject to board approval) allows up to two dogs, two cats, or

one of each. Don't miss this incredible opportunity to own a beautifully upgraded top-floor condo in an unbeatable location.