



GRASSROOTS
REALTY GROUP

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4307, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2325995



\$278,000

Division:	Sage Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 320
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Welcome to Sage Hill Park II by Brad Remington Homes. This bright and move-in-ready 2-bedroom, 2-bathroom condo offers a smart open-concept layout with 9-ft ceilings, oversized windows, and modern finishes throughout. The functional kitchen features quartz countertops, soft-close cabinetry, stainless steel appliances, pantry storage, and a large island with seating, opening seamlessly to the living and dining area. The private balcony is perfect for relaxing or enjoying fresh air, while the well-planned layout offers privacy and flexibility. The primary bedroom includes a walk-through closet and private ensuite, and the second interior bedroom/flex room is ideal for guests, a home office, or additional living space. In-suite laundry, durable vinyl plank flooring, a titled heated underground parking stall, and a dedicated storage unit add everyday convenience. Sage Hill Park II backs onto ponds, green space, and scenic walking/biking paths, while remaining close to Sage Hill Crossing, Beacon Hill Centre, Costco, restaurants, shops, and major roadways. With quick access to Stoney Trail, this is a great opportunity for first-time buyers, professionals, downsizers, or investors seeking low-maintenance living in NW Calgary. Book your private showing today!