

# \$349,900 - 5404, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2247403

**\$349,900**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

: Right next to scenic trails, tranquil ponds, and lush parksâ€”surrounded by natureâ€”welcome to your stunning top-floor corner unit

retreat in the heart of Sage Hill, NW Calgary!

This bright and beautiful 2 BED, 2 BATH condo is a rare gemâ€”featuring soaring 9 ft ceilings and extra

windows that flood the space with natural sunlight all day long. From the moment you walk in, you'll love the spacious foyer that sets the tone for this

stylish home. The gourmet kitchen is a chefâ€™s dreamâ€”equipped with sleek stainless steel appliances, granite countertops, and loads of prep space.

The open-concept living and dining area is perfect for entertaining, leading you to a sun-soaked southwest-facing balcony complete with a gas line for epic BBQ nights and summer gatherings. Your spacious primary suite offers a private oasis with a walk-in closet and a full ensuite. A second bedroom

and a full guest bathroom offer comfort and flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry,

underground heated parking, and secure storageâ€”all wrapped into one incredible package. Situated in one of NW Calgaryâ€™s most desirable

communities, you're just minutes from Sage Hill Crossing, Beacon Hill Centre, Costco, and



endless shops, cafes, and restaurants. Step outside and explore walking paths, parks, and all the natural beauty Sage Hill is known for. This is more than just a condo—it's a lifestyle. Don't miss your chance to own one of the most desirable units in the building!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247403          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 5404, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P1E5                           |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                          |
| Heating           | Baseboard                                                                                           |
| Cooling           | None                                                                                                |
| # of Stories      | 4                                                                                                   |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Lighting                       |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 26               |
| Zoning         | M-2              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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