4408, 15 Sage Meadows Landing NW
Calgary, Alberta

MLS # A2250047

$369,900

Division:	Sage Hill
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	665 sq.ft.	**Age:**	2023 (2 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Central	**Water:**	-
Floors:	Other, See Remarks	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 315
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Other, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/a

Top-floor, sun-drenched 2 bed/2 bath in Sage Hill with modern finishes and an easy, open flow. The showpiece kitchen centers on a huge island—great for meal prep, laptops, and late-night snacks—with in-suite laundry to keep life simple and tidy. A sprawling balcony extends your living space outdoors—morning coffee, sunset hangs, or a quiet work call with a view. Parking is a major win: two titled stalls—one heated underground for winter and one surface stall right near the entrance for quick in-and-out convenience. First-time buyers will love the low-maintenance lifestyle, investors will appreciate the rent-ready layout, and young professionals will be into the modern vibe, top-floor privacy, and extra sunlight. Location perks? Everyday essentials are at your doorstep—Sage Hill Quarter (Calgary Co-op, Shoppers, services, and bites) and Sage Hill Crossing (Walmart and more), with Costco in Beacon Hill just a short drive for bigger shops. If you're a dog walker, you'll love the network of community pathways that loop around ponds and green spaces—perfect for daily laps and weekend strolls. Weekend escape plan: the Rockies are calling—about 1 hour to Canmore and ~1 hr 15–30 min to Banff (traffic dependent). Mountain coffee runs, anyone? If you've been waiting for "the one" that's truly move-in ready—with light, style, an oversized balcony, and real-world convenience—Unit 4408 delivers. Come see how this top-floor perch turns daily routines into something a little more special.