

\$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 parks—surrounded by nature—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 gem—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 chef's dream—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 storage—all wrapped into one incredible package. Situated in one of NW Calgary'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	20
Zoning	M-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.