

\$350,000 - 4408, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2250047

\$350,000

2 Bedroom, 2.00 Bathroom, 665 sqft

Residential on 0.00 Acres

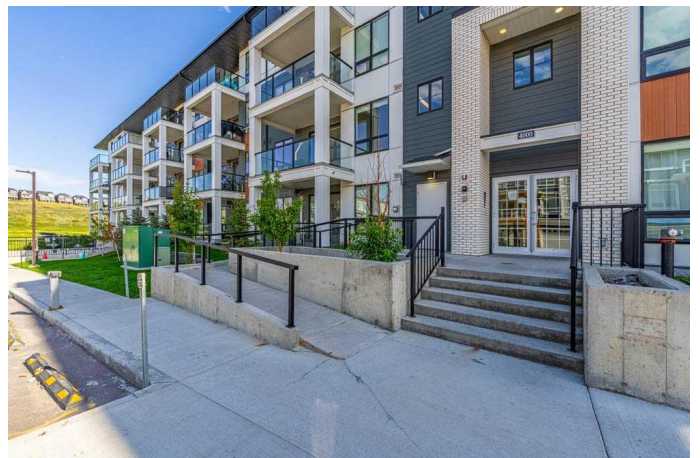
Sage Hill, Calgary, Alberta

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 youâ€™ve been waiting for â€œthe oneâ€• thatâ€™s truly move-in readyâ€”with light, style, an oversized balcony, and real-world convenienceâ€”Unit 4408 delivers. Come see how this top-floor perch turns daily routines into something a little more special.

Built in 2023

Essential Information

MLS® #	A2250047
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	665
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4408, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E5

Amenities

Amenities	Elevator(s), Other, Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall

Interior

Interior Features	See Remarks
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Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Electric Range, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Other, Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Other, Storage
Construction	Composite Siding, Other, Wood Frame

Additional Information

Date Listed	August 21st, 2025
Days on Market	9
Zoning	M-2

Listing Details

Listing Office	Real Broker
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