

# \$318,000 - 4307, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2251083

**\$318,000**

2 Bedroom, 2.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautiful 2-bedroom, 2-bathroom condo on the 3rd floor of Sage Hill Park II, built in 2023 by Brad Remington Homes. With 9-ft ceilings and oversized windows, this home is bright, functional, and move-in ready.

The open-concept layout features a contemporary kitchen with quartz countertops, soft-close cabinetry, pantry, and a full stainless-steel appliance package. The spacious living and dining area extends to a private balcony with glass railing—ideal for morning coffee or evening relaxation. The primary suite includes a walk-through closet and private ensuite, while the second bedroom and full bath offer great flexibility for guests, family, or a home office.

This unit comes with a titled heated underground parking stall and storage unit, plus an additional titled underground stall available for purchase (\$20,000 value)—a rare find in this community.

Sage Hill Park II backs onto a stunning green space with walking and biking paths, and is just minutes from Sage Hill Crossing and Beacon Hill Centre with Costco, shops, and dining. Quick access to Stoney Trail ensures easy commuting.

Perfect for first-time buyers, professionals, or investors seeking comfort, convenience, and



low-maintenance living in NW Calgary.  
Spotless and ready for immediate  
possessionâ€”book your private showing  
today!

Built in 2023

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251083          |
| Price          | \$318,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 663               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 4307, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P 1E5                          |

**Amenities**

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

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                     |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, BBQ gas line   |
| Construction      | Brick, Composite Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 77                |
| Zoning         | M-2               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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