

# \$429,900 - 6405, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2207816

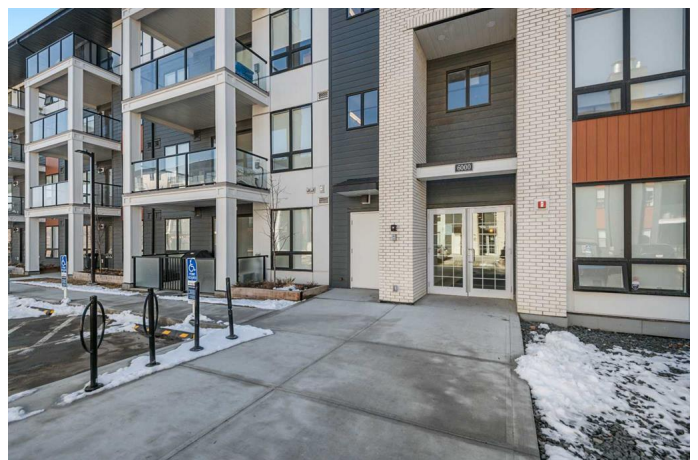
**\$429,900**

3 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

TOP FLOOR 3 BEDROOMS | 2 FULL WASHROOMS | AIR CONDITIONER | 2 TITLED PARKINGS | HUGE BALCONY | SOUTH FACING. Experience the perfect blend of comfort and style in this pristine top-floor south facing 3-bedroom, 2-bathroom condo in the sought-after community of Sage Hill! With 9-foot ceilings and luxury vinyl plank flooring throughout, this home offers a bright and modern living space. The sleek kitchen is designed for culinary enthusiasts, featuring a spacious granite island and high-end stainless steel appliances. Enjoy year-round comfort with a wall-mounted air conditioner and the convenience of in-suite laundry. Step outside to a generous south facing private balcony, ideal for relaxing or entertaining guests. Your vehicle will stay safe and warm in the heated underground titled parking and an additional surface titled parking stall directly below the balcony. Located just minutes from Creekside Shopping Centre, Stoney Trail, Co-Op, Walmart, T&T, and Costco, this home is surrounded by scenic walking trails and peaceful storm ponds, making it a perfect retreat. Don't miss this incredible opportunity—book your showing today!



Built in 2023

## Essential Information

MLS® #                      A2207816

Price                        \$429,900

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 932               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6405, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P 1E5                          |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking, Park |
| Parking Spaces | 2                                                |
| Parking        | Titled, Underground, Stall                       |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan                                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                              |
| # of Stories      | 4                                                                                                                         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Composite Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 29              |

Zoning

M-2

## **Listing Details**

Listing Office

TREC The Real Estate Company

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