

**5302, 15 Sage Meadows Landing NW
Calgary, Alberta**

MLS # A2288170



\$289,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	Public
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: GARAGE DOOR OPENER/FOB

Stunning 2-Bedroom Condo in Desirable Sage Hill - Priced to Sell! This beautifully upgraded west-facing condo offers incredible value and is filled with natural light throughout the day. Featuring 2 bedrooms, underground parking, assigned storage and air conditioning rough-in, this home blends comfort, style, and convenience with quick possession available. Step inside to a bright, open-concept layout designed for modern living. The main living area is highlighted by a custom feature wall that adds warmth and a striking focal point, perfect for both entering and relaxing. portable De-longhi Air conditioner included with balcony hookup. The contemporary kitchen flows seamlessly into the dining and living spaces, complete with ample cabinetry, a large island, and a fridge with water and ice dispenser. The spacious primary bedroom features a walk-in closet and Jack-and-Jill access to the bathroom, creating a semi-ensuite feel. The bathroom has been thoughtfully upgraded with additional shelving and enhanced lighting, offering both function and comfort. The second bedroom is well-sized and versatile, easily accommodating a variety of living needs while providing a comfortable and inviting space, complete with a ceiling fan. An additional ceiling fan in the main living area ensures year-round airflow and efficiency. Enjoy the convenience of in-suite laundry, along with a private west-facing balcony featuring a gas hookup for a BBQ, perfect for morning coffee or evening relaxation. A smoked glass divider adds an extra layer of privacy. This home also includes a titled underground parking stall and an assigned storage unit, offering both security and additional space. The building is well managed and provides ample visitor parking, along with convenient street parking options. Located in one of NW Calgary's most sought-after communities, you'll love the nearby greenspaces, walking paths,

and scenic ponds that create a peaceful, outdoor lifestyle right at your doorstep. Condo fees include all utilities, except electricity (approximately \$90/month). This home is owner occupied and has been exceptionally well cared for, with pride of ownership evident throughout. An outstanding opportunity for stylish, low-maintenance living, in a prime location. Flexible possession available. Book your private viewing today.