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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

6311, 15 Sage Meadows Landing NW Calgary, Alberta

MLS # A2356692

$390,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 464
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

2 bedroom corner unit with heated underground parking and views of the nature reserve. This unit has 9 foot ceilings, luxury vinyl plank floors, stainless steel appliances, air conditioning, Quartz counter tops, and in-suite laundry. The master bedroom has a walkthrough closet and a 4 piece ensuite. The second bedroom is located next to the second 4 piece bathroom. Enjoy the heated underground parking during those cold winter days. All of this with a huge wrap-around balcony overlooking the nature reserve will make this a perfect place to call home.

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