

# \$449,900 - 4313, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2218662

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,004 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Enjoy sweeping 270-degree views of the picturesque Nose Creek Ravine from this exceptional corner unit. With a spacious 250 sq.ft. wraparound balcony, you'll experience total privacy paired with breathtaking natural scenery.

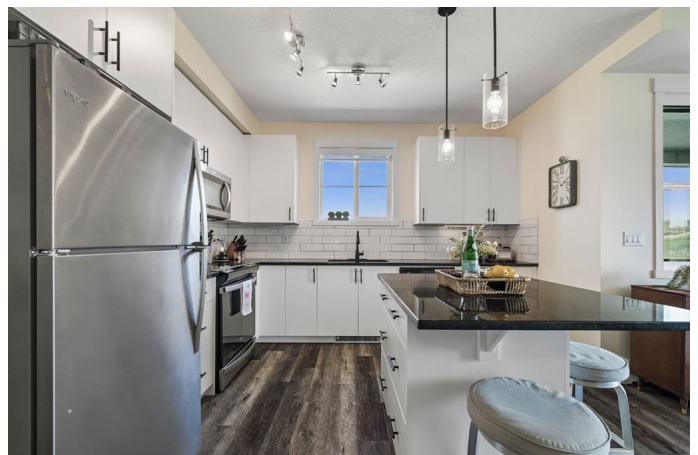
Inside, the open-concept layout features 9-foot ceilings, two generously sized bedrooms, and two full bathrooms—making this one of the most sought-after floor plans in the building. The kitchen is designed to impress with quartz countertops, upgraded appliances including a premium range, an added island for extra prep space, and additional upper cabinetry. Convenient front-load laundry is tucked neatly just around the corner.

Wake up to ravine views from the primary suite, which features a custom walk-through closet and a spa-inspired en-suite bath for your ultimate comfort.

Additional highlights include: Two titled underground parking stalls, air conditioning, oversized storage unit, and designer window coverings throughout.

Located in the heart of Sage Hill, you're just minutes from major shopping destinations including Sage Hill Crossing, Beacon Hill Centre, and Costco. Surrounded by parks, walking paths, and natural beauty, experience the perfect blend of comfort, convenience, and lifestyle. Don't miss this rare opportunity to own one of the best units in Sage Hill!

Built in 2022



## Essential Information

MLS® #	A2218662
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	4313, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E5

## Amenities

Amenities	Secured Parking, Storage
Parking Spaces	2
Parking	Underground

## Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Cement Fiber Board, Wood Frame

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	M-2
HOA Fees	453
HOA Fees Freq.	MON

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.