

5103, 15 SAGE MEADOWS Landing NW  
Calgary, Alberta

MLS # A2219882



**\$319,999**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

MOTIVATED SELLERS!! PRICED REDUCED FOR A QUICK SELL!! Check out this super affordable 2-bed, 1-bath condo in the sought-after community of Sage Hill! The main area features sleek and durable vinyl plank flooring, and the modern kitchen has quartz countertops, an island that seats four, and lots of cabinet space. The primary bedroom is spacious, with a walk-in closet and a 5-piece bath that includes double sinks, a tub/shower combo, and gorgeous tile floors. The second bedroom is perfect for guests, kids, or a home office. You'll also appreciate the convenience of in-suite laundry, a sunny balcony with a gas BBQ hookup, a parking stall close to the main door, and an extra storage locker. Outside, Sage Hill has everything you need—great restaurants, shops, and services are all nearby. Love the outdoors? You'll be close to scenic walking and biking paths and green spaces. Plus, getting around is easy with quick access to Stoney Trail and the airport just 20 minutes away. Don't miss out—book your showing today and make this awesome condo your next home! \*\*\*virtual photos used for presentation purposes\*\*\*