

# \$328,000 - 5109, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2217123

**\$328,000**

2 Bedroom, 2.00 Bathroom, 731 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

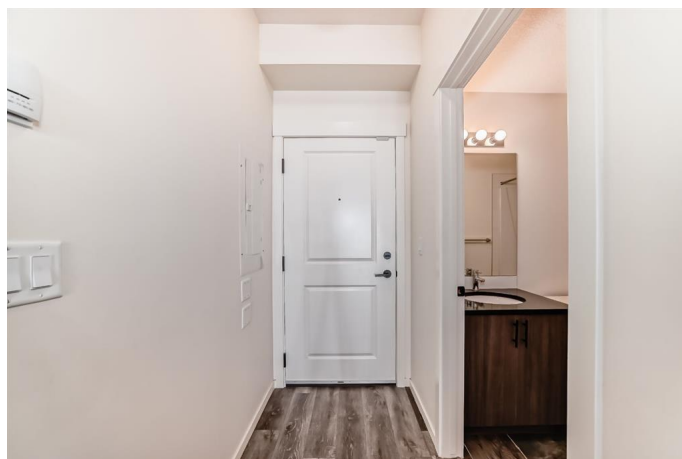
Welcome to this impressive two-bedroom, two-bathroom walk-out unit offering exceptional style and functionality. Enjoy the comfort of the open floor, plan soaring nine-foot ceilings, and a chef-inspired kitchen, and sleek stone countertops.

Luxury vinyl plank flooring adds warmth and elegance throughout, while the primary suite boasts a beautiful ensuite. Step outside to your private, enclosed patio—perfect for relaxing or entertaining.

This home includes a titled parking stall and a conveniently located storage unit. Situated in a premium location within the community, just steps from the natural reserve and scenic pathways.

Sage Hill Park II — Encore is a pet-friendly development (with board approval) and located in the highly desirable Sage Hill neighbourhood—offering unmatched convenience, access to major roadways, and a wide range of nearby amenities.

Don't miss this rare opportunity to own a beautifully designed home in a vibrant and growing community!



Built in 2023

## Essential Information

MLS® # A2217123

Price \$328,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 731               |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 5109, 15 Sage Meadows Landing Nw |
| Subdivision | Sage Hill                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3P 1E5                          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Elevator(s), Visitor Parking      |
| Parking Spaces | 1                                 |
| Parking        | Heated Garage, Stall, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings                |
| Heating           | Forced Air   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | BBQ gas line            |
| Construction      | Brick, Composite Siding |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |

Zoning M-2

## Listing Details

Listing Office CIR Realty

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.