



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE MEADOWS Landing #6404, Calgary T3P1E5

MLS® #: **A2193987**

Area: **Sage Hill**

Listing Date: **02/12/25**

List Price: **\$387,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

70
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Access:
Lot Feat:
Park Feat:

Titled, Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Concrete, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	47`0" x 46`9"	Living Room	Main	40`5" x 33`11"
Bedroom - Primary	Main	31`9" x 45`5"	Walk-In Closet	Main	23`3" x 18`4"
Bedroom	Main	40`9" x 29`9"	3pc Ensuite bath	Main	15`7" x 24`7"
4pc Bathroom	Main	15`10" x 24`7"	Foyer	Main	30`4" x 13`5"
Laundry	Main	16`2" x 10`5"			

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2210610**

Remarks

Pub Rmks: **You'll fall in love with this beautiful 2 bedroom, 2 bathroom, Top Floor, southwest corner unit in wonderful Sage Hill Park II. This one is dressed to impress! Loaded with many quality upgrades installed by the builder, and is only a year and a half old. It's in pristine condition, and shows like new (without the wait to build). Luxury vinyl plank runs throughout the bright and open plan. The kitchen is stunning! It boasts upgraded stainless steel appliances, quartz counters, ample cabinet space, a large island, and flows seamlessly to the bright living room. The primary bedroom is a great size, and is complete with a walk-in closet with organizers, and en-suite bathroom. The second bedroom has great separation, also a good size, and is across the hall from the other full bathroom and the laundry closet. Convenient! The covered patio is equipped with a gas line for your BBQ, and get lots of afternoon sun. Stay cool with air conditioning this summer, and keep your car warm and dry in the winter in the Titled underground parking. There is an extra storage locker as well. This complex is in a great location, and leads out to a pond and endless walking trails. Close to shopping and restaurants, transit, major roadways, and much more! Call your favourite realtor, and book a showing today. You'll be happy you did!**

Inclusions: **window coverings, TV wall mount**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







