



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SAGE MEADOWS Landing #5315, Calgary T3P 1E5**

MLS® #: **A2205303**

Area: **Sage Hill**

Listing Date: **03/25/25**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 03-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **831**  
Low Sqft:  
Ttl Sqft: **831**

DOM

**29**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Double Vanity,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 10`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 9`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`0" x 5`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 7`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 9`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`10" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`4"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$365

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc:

2210610

Remarks

Pub Rmks:

**Price reduced! Embrace modern living in this fully UPGRADED 2-bed + 2-bath condo in the vibrant community of Sage Hill! Over 830 sq.ft. Sunny and bright, move-in ready. Thoughtfully designed home features an open-concept layout with sleek LVP flooring, 9' ceilings, A/C unit for those hot summer days, and large windows that fill the space with natural light. A huge south-facing balcony off the living room with views of the green space. The contemporary kitchen boasts a big central island, quartz countertops, full-height cabinetry, upgraded SS appliances — perfect for cooking and entertaining. The primary bedroom is a true retreat, complete with a built-in closet and a spa-like ensuite featuring a double vanity and a glass shower. The second bedroom is equally well-appointed with its own ensuite bath, great for a guest room, home office or kid's bedroom. Enjoy the convenience of in-unit laundry. This unit also comes with 1 titled underground parking stall (#B55) and an assigned storage locker (#259) for added convenience. Ideally located, Sage Hill offers parks, shopping, dining and recreational facilities close by, with easy access to Creekside Shopping Center, Stoney Trail, Co-Op, Walmart, T&T, Costco, and scenic walking paths around a storm pond. Enjoy urban convenience and natural beauty — book your private showing today!**

Inclusions:

None

Property Listed By:

2% Realty

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















