

\$385,000 - 4101, 15 Sage Meadows Landing Nw, Calgary

MLS® #A2111860

\$385,000

2 Bedroom, 2.00 Bathroom, 797 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this prestigious, well appointed, MAIN FLOOR corner unit condo in Sage Hill! Loads of value to be found in this newly priced condo, when compared to others that have recently sold for \$25k or more! This 2 bedroom, 2 bath condo was built in 2022, boasts pride of ownership and includes over \$9k in upgrades, to easily make this unit the best of the best! This upscale condo offers plenty of natural light throughout the day, plus the opportunity to enjoy the sunset from your living room in the early evening. The Kitchen offers under cabinet lighting, a centre island, ideal for meal prep or sitting with your family, 2 additional pantry units, ample cupboards and countertop, extra storage, and is open to the Living Room. The Primary Bedroom is a good size and is complete with extra shelving, storage cabinets, a hanging night stand, to compliment all your basic storage needs. Highlighting this room is a beautiful Chicago style barn door, boasting frosted glass and separates the custom walk in closet and En-suite bathroom. Additional features of this upscale condo include 9 foot ceilings, designer lights with dimmers, floor to ceiling curtains/sheers and blinds, pharmacy cabinets for extra bathroom organization, additional shelving and shoe racks in closets, extra storage at the front entrance, the list goes on and on! Included for your convenience, is 1 underground parking stall plus a storage locker and one oversized surface stall (Surface stall valued at \$12k). Don't need the extra



parking? Rent it out for about \$80/month! A additional bonus to this great main floor unit is it provides quick and easy access for that car loaded with groceries. This one owner condo is smoke free, pet free, however, pets are permitted here. What are you waiting for? This one is priced well under comparable properties recently sold, and offers additional value with the upgrades it offers! View today, stay for awhile to see just how much privacy this corner fenced unit has to offer you. Move in, settle in and enjoy everything you have been looking for in a new, prestigious condo like this one!

Built in 2022

Essential Information

MLS® #	A2111860
Price	\$385,000
Sold Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	797
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4101, 15 Sage Meadows Landing Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1E5

Amenities

Amenities	Elevator(s), Recreation Facilities, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Hot Water
Cooling	Rough-In
# of Stories	4

Exterior

Exterior Features	Lighting
Construction	Composite Siding

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 22nd, 2024
Days on Market	47
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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