

\$249,900 - 406, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2211909

\$249,900

1 Bedroom, 1.00 Bathroom, 665 sqft

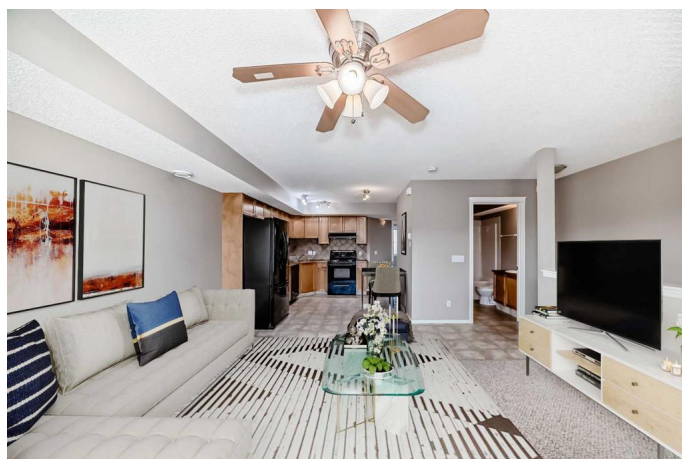
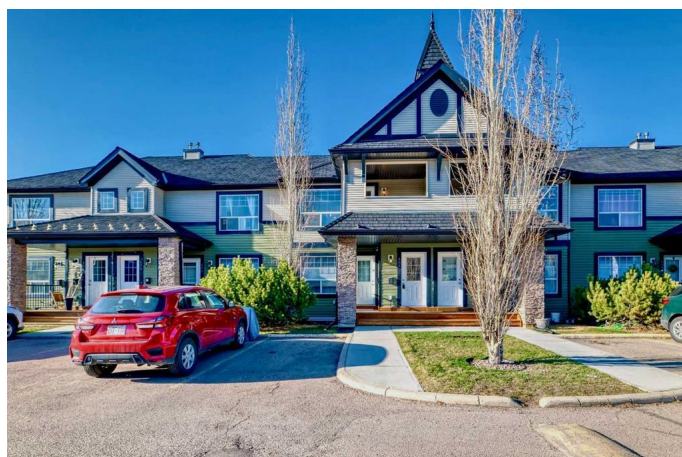
Residential on 0.00 Acres

Sagewood, Airdrie, Alberta

Welcome to the beautiful community of Sagewood. This cozy 1-bedroom stacked townhouse is in the perfect location close to schools, parks, playgrounds, public transit, and shopping. The home is just steps away from a large open field perfect for outdoor activities during the summer.

The townhome is a desirable top-floor unit with a large spacious balcony perfect for relaxing outside and enjoying the beautiful summer weather. The open-concept floor plan allows for greater flexibility and a wide range of configurations. The bright living and dining areas flow seamlessly and offers large south-facing windows for plenty of natural sunlight. The kitchen has plenty of cabinet and countertop space. The bedroom features a large window for plenty of natural sunlight. This home has a 4-piece bathroom and offers in-suite laundry with a full-size washer and dryer. The assigned parking stall is conveniently located outside in proximity to the front entrance. Pets are allowed in the building with Condo Board Approval. A low monthly condo fee of \$278 makes this home affordable for students, working professionals, retirees, or single parents. This could also be the perfect investment for rental income, seniors, or first-time home buyers. Imagine living in the beautiful community of Sagewood today!

*Please note that some photos in this listing have been virtually staged to help visualize the living space.



Built in 2004

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2211909 |
| Price | \$249,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 665 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Stacked Townhouse |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 406, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3H5 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Range |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-------------|
| Exterior Features | Balcony |
| Lot Description | See Remarks |

| | |
|--------------|-----------------|
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 82 |
| Zoning | R3 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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