# \$264,900 - 406, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2211909

## \$264,900

1 Bedroom, 1.00 Bathroom, 665 sqft Residential on 0.00 Acres

Sagewood, Airdrie, Alberta

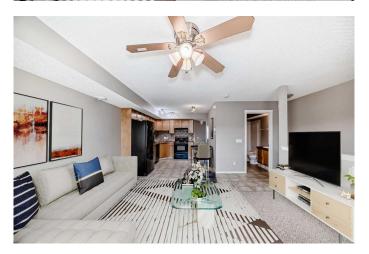
Welcome to the beautiful community of Sagewood. This cozy 1-bedroom stacked townhouse is in the perfect location close to schools, parks, playgrounds, public transit, and shopping. The home is just steps away from a large open field perfect for outdoor activities during the summer.

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.







## **Essential Information**

MLS® # A2211909 Price \$264,900

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, Range, Refrigerator, Washer/Dryer

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 64 Zoning R3

# **Listing Details**

Listing Office Real Broker

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