

# \$464,999 - 154 Sage Meadows Gardens Nw, Calgary

MLS® #A2222195

**\$464,999**

3 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.02 Acres

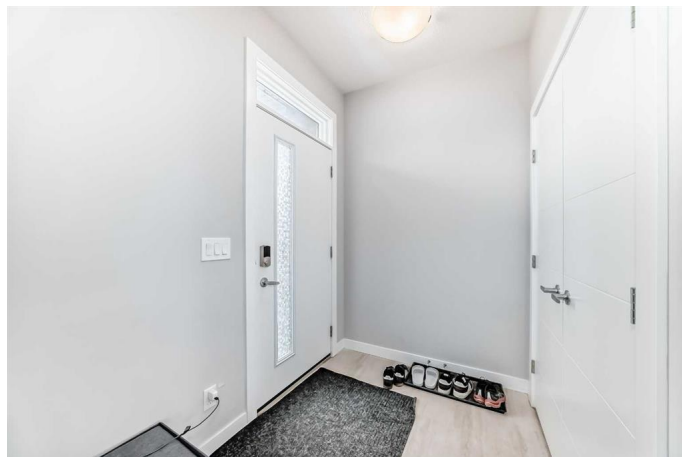
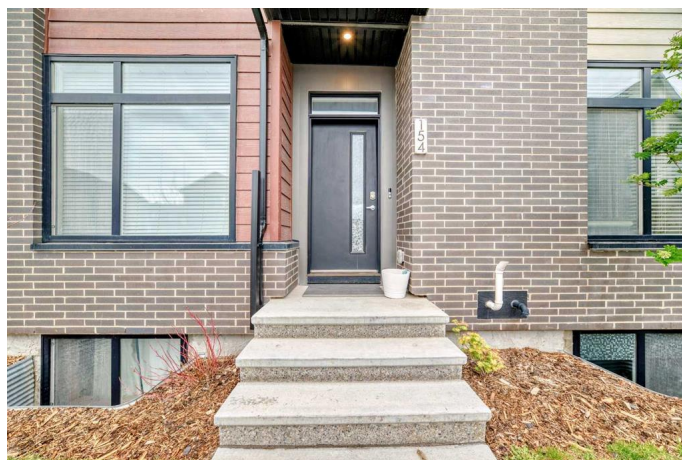
Sage Hill, Calgary, Alberta

**HOTTEST DEAL IN SAGE HILL!** Beautifully maintained 3 bed, 2.5 bath corner unit on a quiet street in one of NW Calgary's most desirable communities. This bright and airy home features an open-concept main floor with modern vinyl flooring, a trendy kitchen with quartz countertops, stylish cabinetry, and a spacious dining/living area. The serene primary suite includes vaulted ceilings and a private ensuite. Upstairs has cozy carpet and three generous bedrooms. Enjoy the added privacy of a corner unit with only one shared wall, plus a wonderful patio—perfect for outdoor coffee breaks. Energy-efficient upgrades include a tankless water heater and HRV system. The unfinished basement offers tremendous storage space and awaits your personal touch for future development. Steps to nature trails, bike paths, and green spaces. Minutes from groceries, schools, daycares, pharmacy, medical clinic, and gas station. Ideal for first-time buyers or investors—a must-see property in excellent condition!

Built in 2019

## Essential Information

MLS® #	A2222195
Price	\$464,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,265
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	154 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

### Amenities

Amenities	Visitor Parking, Playground, Park, Snow Removal
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Gas Stove, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior Features	Balcony, Playground
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
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Days on Market	83
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	DreamHouse Realty Ltd.
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