

\$355,000 - 1705, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2226619

\$355,000

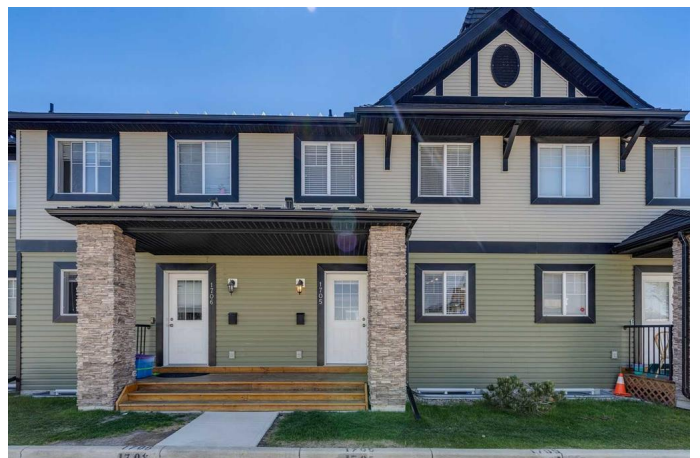
3 Bedroom, 3.00 Bathroom, 1,079 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

What an opportunity! Are you a first time home buyer? Or looking for an investment property? This one is for you. Ideally located in the popular family oriented community of Sagewood, this 2-Storey townhome has so much to offer. The main floor is filled with natural light and features an open concept floorplan that effortlessly flows from the kitchen to the dining area and on to the living room! perfect for entertaining. The spacious kitchen has no shortage of storage with plenty of natural maple shaker style cabinetry, sleek black appliances and large central island with breakfast bar. Not to be missed is the 1½ bath conveniently tucked away near the front entrance. Head upstairs to the large primary bedroom with dual closets, a full bath and 2 additional bedrooms. Downstairs has been fully finished with a large rec room, modern laminate flooring, a 1½ bath, laundry room and plenty of storage. This unit has 2 parking stalls located directly in front of the unit (as well as ample visitor parking) and has a great backyard with a large patio area that overlooks the C.W. Perry School playground and field!..great for the kids. This home is conveniently located close to schools, parks, pathways, transportation, shopping, restaurants and so much more. Opportunities like this don't come along everyday, so don't miss it!

Built in 2005



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2226619 |
| Price | \$355,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,079 |
| Acres | 0.04 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 1705, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 3H5 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Other |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 13 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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