

# \$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.



Built in 2004

### 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 | 63               |
| Zoning         | R3               |

**Listing Details**

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

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