

# **\$389,900 - 1906, 140 Sagewood Boulevard Sw, Airdrie**

MLS® #A2218294

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,084 sqft  
Residential on 0.06 Acres

Sagewood, Airdrie, Alberta

OPEN HOUSE Cancelled. \*\*Here is a Rare Opportunity to own this End Unit Townhouse located at the SE Corner of the Popular Sage Complex that Backs and Sides onto Greenspace with a South Facing Yard! This great Townhouse has Newer Flooring making is a NO CARPET home, an Updated Kitchen, Updated Bathrooms, and has Incredible Windows for Lots of Natural Light. When you arrive, you will notice the 2 Parking Stalls in front of this home plus the Visitor Parking directly across making it so easy for you and your Guests. Upon entry, you will be impressed with the decor choice of colors and the Large Windows. The Kitchen has been updated with Refinished Cabinetry, a newer Stainless Steel Refrigerator and Stove, lots of Counterspace, and an Island with extra Cabinets plus seating for your stools. The Dining area can hold a larger table. The Living Room can host a Sectional for your enjoyment. The Upper Level has a Spacious Primary Bedroom with His and Hers Closets, 2 Additional Bedrooms, and a Renovated Bathroom that includes a newer vanity and flooring. The Basement is unfinished but has great space for you to develop into your own oasis. This Fantastic Townhome also has a Concrete Patio for you to enjoy all your summer days in the sun, plus all the Greenspace for you to enjoy. This Townhouse is walking distance to a Public Elementary and Middle School, and a Catholic Elementary School. Pets are permitted with Board



Approval. It truly is a gem of a find. Ensure you watch the video tour on Realtor.ca or MLS.

Built in 2005

### Essential Information

MLS® #	A2218294
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,084
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1906, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R3

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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