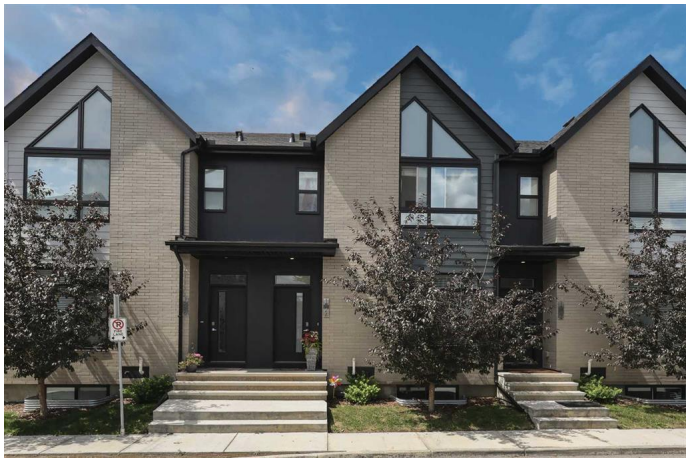
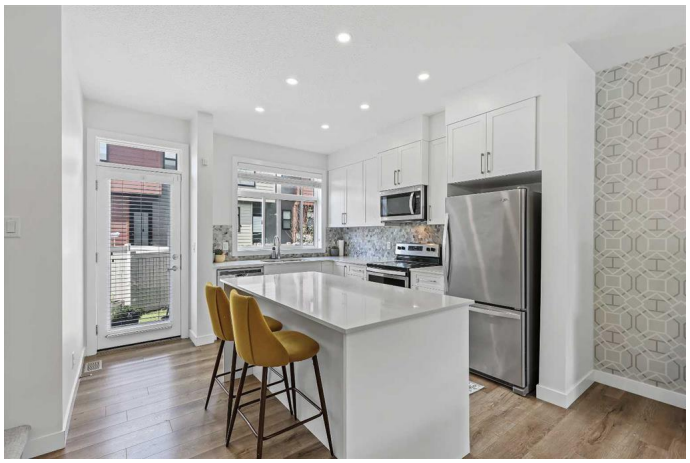
$437,500 - 1224 Sage Meadows Gardens Nw, Calgary

MLS® #A2247070

$437,500
3 Bedroom, 4.00 Bathroom, 1,141 sqft
Residential on 0.02 Acres





Sage Hill, Calgary, Alberta

Welcome to this former showhome in the highly desirable community of Sage Hill, offering a perfect blend of modern design, energy efficiency, and functional living in the Arrive at Sage Hill development.

With nearly 1,700 square feet of thoughtfully designed space, this 3-bedroom, 3.5-bathroom townhome features a bright, open-concept layout with contemporary finishes throughout. The main floor showcases wide-plank vinyl flooring, quartz countertops, full-height cabinetry, soft-close drawers, and a central kitchen islandâ€”perfect for everyday living and entertaining.

Step directly from the kitchen into your fenced private yard, ideal for children, pets, or enjoying outdoor relaxation.

Upstairs, you'll find a rare dual primary bedroom layout, each with its own walk-in closet and private ensuite. Vaulted ceilings and the convenience of upper-floor laundry complete this well-planned level.

The fully developed basement adds versatility with a spacious third bedroom, a full 4-piece bathroom, and a cozy family or recreation roomâ€”ideal for guests, a home office, or additional living space.

Built with sustainability in mind, this home is equipped with energy-efficient features,

including a tankless water heater, high-efficiency furnace, and HRV system for year-round comfort and reduced utility costs.

Additional highlights include assigned parking and a prime location close to future schools, shopping, medical services, and easy access to Stoney Trail. Outdoor enthusiasts will appreciate nearby walking paths, natural green spaces, and proximity to Nose Creek Park.

This beautifully maintained home offers a turn-key opportunity for first-time buyers, downsizers, or investors. A must-see!

Built in 2018

Essential Information

MLS® #	A2247070
Price	$437,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,141
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1224 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K4

Amenities

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

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Lighting, Rain Gutters
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	80
Zoning	M-1 d60

Listing Details

Listing Office	eXp Realty

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