

\$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	70
Zoning	R3

Listing Details

Listing Office	Real Broker
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