

\$459,990 - 148 Sage Meadows Gardens Nw, Calgary

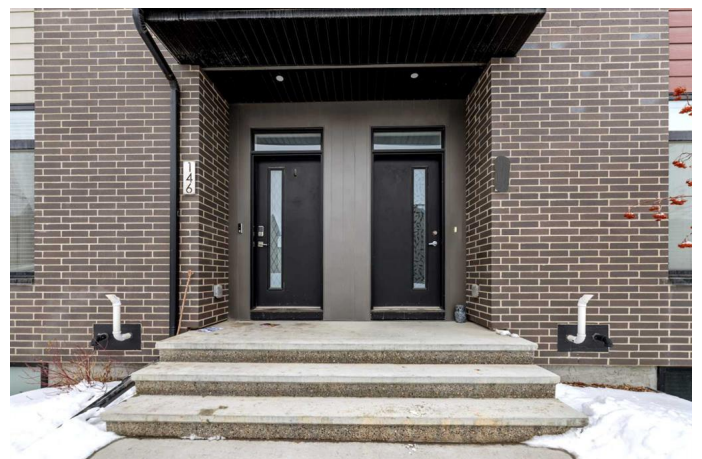
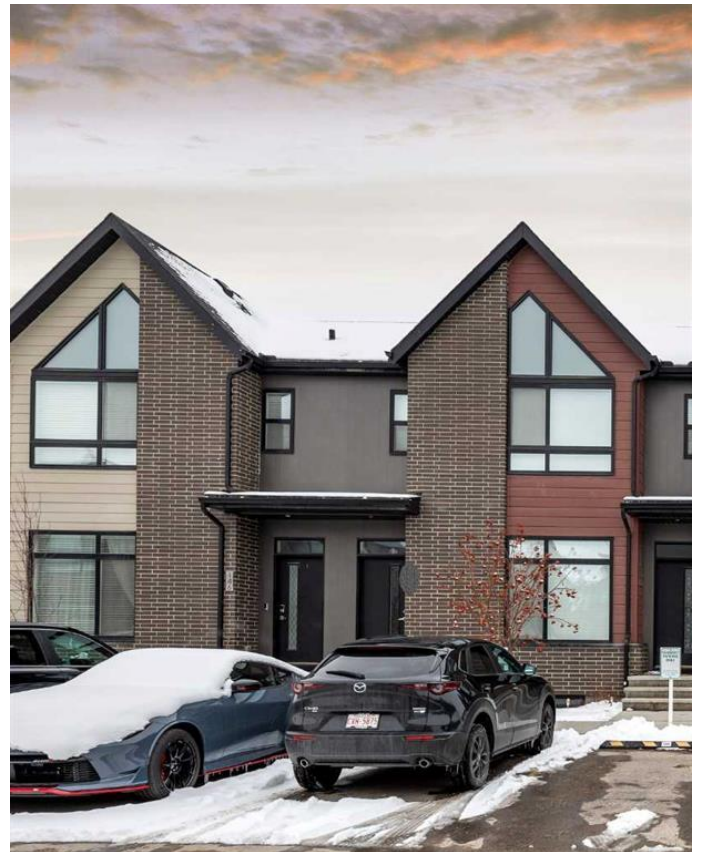
MLS® #A2207314

\$459,990

2 Bedroom, 3.00 Bathroom, 1,135 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

â€œSTATE OF THE ART" very beautiful property. Welcome to Sage Meadows! This BEAUTIFUL & UPGRADED mint condition, well maintained townhome. TWO BEDROOMS WITH ENSUITE BATHROOMS!!! Yes 2 very spacious Bedrooms with BIG WINDOWS full of natural lights. Laundry is conveniently located in the middle of 2 Bedrooms. Main floor comes with an OPEN CONCEPT layout, LUXURY wide vinyl plank flooring, UPGRADED Modern Kitchen with full height cabinets, Modern Finishes - Quartz Countertops, centre ISLAND, stainless steel Appliances, MODERN Light Fixtures. There is a 2pc Bath & access to the WEST FACING private backyard, no neighbours behind. The HIGH ceiling and Plenty of windows creating a bright, sunny and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer/fall-winter days. Assigned parking stall is right in front; playground inside the complex. Prominent location close to Stoney, Beddington Trail, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of future school, Costco, Walmart, playgrounds, shopping complex, Calgary International airport, shopping malls, retail centers and many more. BUILT GREEN ENERGY EFFICIENT townhome, with tankless water heater. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment



purposes. Ideal for first time home buyers, investors & young families with kids &/or grand parents. Come on in and experience yourself, **WARM WELCOME**, THANKS A TON FOR SHOWING, GOOD LUCK!!!!

Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2207314 |
| Price | \$459,990 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,135 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 148 Sage Meadows Gardens Nw |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1K2 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Parking, Playground, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, Quartz Counters, Tankless Hot Water |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, |

Washer
Heating Forced Air
Cooling None
Basement None

Exterior

Exterior Features None
Lot Description Back Yard, Few Trees
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame, Asphalt
Foundation Poured Concrete



Additional Information

Date Listed March 31st, 2025
Days on Market 10
Zoning M-1
HOA Fees 150
HOA Fees Freq. ANN

Listing Details

Listing Office SkaiRise Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.