

# \$389,900 - 707, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2202874

**\$389,900**

2 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.02 Acres

Sagewood, Airdrie, Alberta

Charming 2-Bedroom Townhouse in Airdrie  
â€“ Perfect for First-Time Buyers or Investors!  
TURN KEY READY!

Welcome to this bright and cozy 2-bedroom, 1-bathroom townhouse in the heart of Airdrie! This well-maintained home offers a thoughtfully designed layout with an open-concept living and dining area, perfect for entertaining or relaxing after a long day.

The modern kitchen features ample cabinetry and counter space, making meal prep a breeze. Both bedrooms are spacious and filled with natural light, while the bathroom is sleek and functional. Enjoy the convenience of stall parking right in front, ensuring easy access to your home.

Located in a prime Airdrie location, you're just minutes from shopping, dining, parks, and schools. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this home is a fantastic opportunity!

Built in 2005

## Essential Information

MLS® # A2202874

Price \$389,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 886               |
| Acres          | 0.02              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 707, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                       |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B 3B5                        |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 52               |
| Zoning         | R3               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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