

# \$380,000 - 504, 140 Sagewood Boulevard Sw, Airdrie

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MLS® #A2239387

## \$380,000

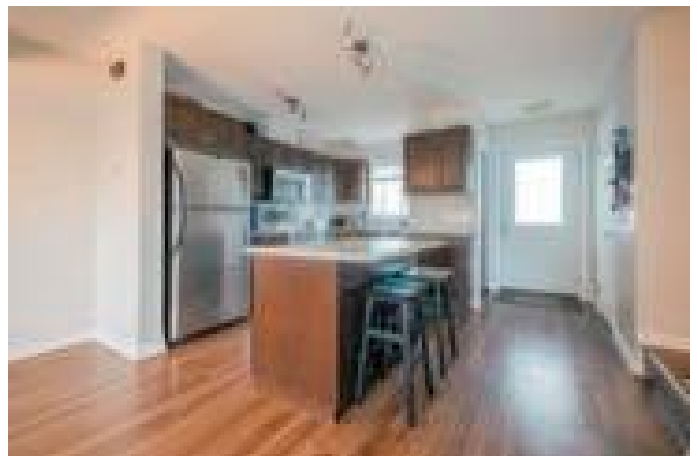
3 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Welcome to this charming and well maintained 3 bedroom townhouse located in the heart of Sagewood, Airdrie, a community known for its family friendly vibe, green spaces, and unbeatable convenience. This home is perfectly situated with both an elementary and middle school right out back, along with massive soccer fields just steps away. Plus, you're within walking distance to multiple shopping centres, making daily errands a breeze! As you step inside, you're welcomed by a bright open concept main floor. The updated kitchen features a large central island, perfect for meal prep and casual gatherings, and flows effortlessly into the dining area and spacious living room. A large front window fills the space with natural light, creating a warm and inviting atmosphere throughout the main level. Upstairs, you'll find a generous primary bedroom with two large closets and a big window that lets in plenty of sunlight. Across the hall are two additional well sized bedrooms, ideal for kids, guests, or a home office. The basement is partially developed, offering a great start and plenty of potential for buyers to customize the space to fit their needs, whether it's a rec room, gym, or extra storage, so many opportunities. This Sagewood gem is the perfect combination of comfort, location, and opportunity. Whether you're a first time buyer, investor, or growing family, this home checks all the boxes!

Built in 2004



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239387      |
| Price          | \$380,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,087         |
| Acres          | 0.04          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 504, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                       |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B 3H5                        |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Visitor Parking, Parking, Snow Removal |
| Parking Spaces | 2                                      |
| Parking        | Stall                                  |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan                      |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Partially Finished                                                                  |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Misting System                                   |
| Lot Description   | Lawn, Fruit Trees/Shrub(s), No Neighbours Behind |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 4                 |
| Zoning         | R3                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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