

# \$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	63
Zoning	R3

**Listing Details**

Listing Office	Real Broker
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