



GRASSROOTS
REALTY GROUP

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1802, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2324141



\$269,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this spectacular upper-floor condo in the highly sought-after community of Sagewood! Offering 969 sq.ft. of living space, this well maintained 2-bedroom townhome is ideally located close to schools, parks, shopping, and all the amenities that make Sagewood one of Airdrie's most desirable communities. The bright and spacious open-concept layout is enhanced by brand-new carpet and new laminate flooring, creating a warm and inviting atmosphere throughout. The kitchen is ideal for both everyday living and entertaining, featuring black appliances, maple cabinetry, a full tile backsplash, a huge pantry, and a versatile island that provides additional prep space. The spacious primary bedroom offers its own private balcony—the perfect place to enjoy your morning coffee or relax at the end of the day. The second bedroom offers excellent flexibility and can easily function as a guest room (roommate), home office, nursery, or hobby space. Additional highlights include convenient in-suite laundry, an assigned parking stall located just steps from the entrance, and plenty of visitor parking. Situated in a well-managed complex, this move-in-ready condo offers the perfect combination of comfort, convenience, and low-maintenance living. Don't miss your opportunity to call Sagewood home!