

# \$434,990 - 148 Sage Meadows Gardens Nw, Calgary

MLS® #A2207314

**\$434,990**

2 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.02 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, â€œWARM WELCOMEâ€•, THANKS A TON FOR SHOWING, GOOD LUCK!!!!

Built in 2019

### Essential Information

MLS® #	A2207314
Price	\$434,990
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.02
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	Playground, Visitor Parking, Parking
Parking Spaces	1
Parking	Stall

### Interior

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

	Washer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

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



## Additional Information

Date Listed	March 31st, 2025
Days on Market	158
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.