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

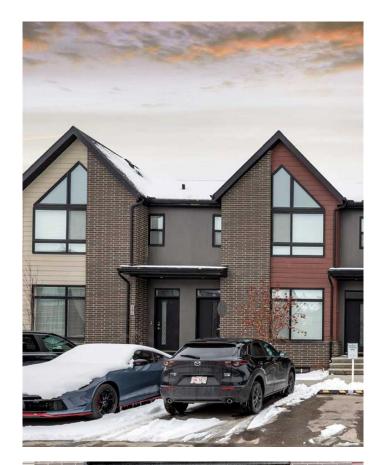
MLS® #A2207314

#### \$434,990

2 Bedroom, 3.00 Bathroom, 1,135 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

"STATE 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 specious 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 plunk 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, "WARM WELCOME―, 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 151

Zoning M-1

HOA Fees 150

HOA Fees Freq. ANN

# **Listing Details**

Listing Office SkaiRise Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.

