

# \$299,999 - 707, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2222949

**\$299,999**

2 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.02 Acres

Sagewood, Airdrie, Alberta

Charming 2-Bedroom Townhouse in Airdrie  
â€“ Perfect for First-Time Buyers or Investors!  
TURN KEY READY! Welcome to this bright and cozy 2-bedroom, 1-bathroom townhouse in the heart of Airdrie! This well-maintained home offers a thoughtfully designed layout with an open-concept living and dining area, perfect for entertaining or relaxing after a long day. The modern kitchen features ample cabinetry and counter space, making meal prep a breeze. Both bedrooms are spacious and filled with natural light, while the bathroom is sleek and functional. Enjoy the convenience of stall parking right in front, ensuring easy access to your home. Located in a prime Airdrie location, you're just minutes from shopping, dining, parks, and schools. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this home is a fantastic opportunity!

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222949  |
| Price          | \$299,999 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 886       |
| Acres          | 0.02      |
| Year Built     | 2005      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Row/Townhouse     |
| Style    | Stacked Townhouse |
| Status   | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 707, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                       |
| City        | Airdrie                        |
| County      | Airdrie                        |
| Province    | Alberta                        |
| Postal Code | T4B3B5                         |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Stall                           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, Open Floorplan  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Lawn, Many Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 20             |
| Zoning         | R3             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place 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.