# \$449,790 - 148 Sage Meadows Gardens Nw, Calgary

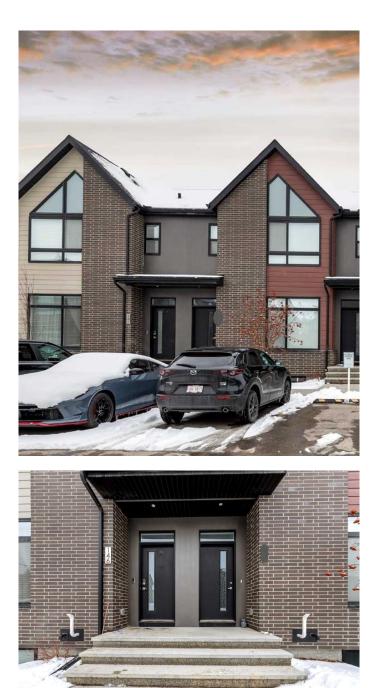
MLS® #A2207314

#### \$449,790

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	\$449,790
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.02
Year Built	2019
Туре	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	Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

#### Interior

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

Heating F Cooling N Basement N

Washer Forced Air None None

#### Exterior

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

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	125
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

# **Listing Details**

Listing Office SkaiRise Realty

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