# \$457,500 - 1109 Sage Meadows Gardens Nw, Calgary

MLS® #A2201076

## \$457,500

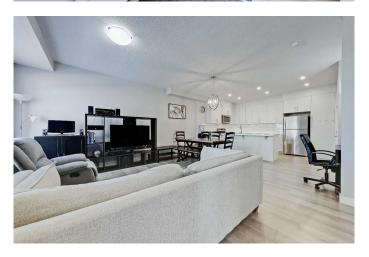
2 Bedroom, 3.00 Bathroom, 1,275 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* Say hello to this exceptional 2-bed, 2.5-bath townhouse at Arrive Sage in Sage Hill offers MODERN, ELEGANT, and SUSTAINABLE LIVING. This **CERTIFIED BUILT GREEN home features** industry-leading architecture, contemporary finishes, and NO REAR NEIGHBOURS for added privacy. Just minutes from a scenic pond and walking pathsâ€"an ideal choice for first-time homebuyers or investors. The main floor boasts 9-FOOT CEILINGS, STYLISH GREY VINYL PLANK FLOORING, and an OPEN-CONCEPT LAYOUT. The living room is bright and inviting, while the rear kitchen impresses with white quartz countertops, Whirlpool stainless steel appliances, full-height cabinetry, and an island with bar seating. A spacious dining area and a convenient 2pc powder room complete this level. Outside, enjoy a LOW-MAINTENANCE FRONT PATIO. Upstairs, the primary bedroom is a showstopper with vaulted ceilings, oversized windows, and a walk-through closet leading to a luxurious 4pc ensuite with a dual vanity and tub/shower combo. The second bedroom offers a large walk-in closet, and the main 4pc bathroom includes an extended vanity and tub/shower combo. The upper-floor laundry adds extra convenience. The partially finished basement provides endless potentialâ€"perfect for an additional bedroom, rec room, or flex space. Extra perks include a TANKLESS WATER HEATER, LOW CONDO FEES, and







an ASSIGNED OUTDOOR PARKING STALL. Sage Hill offers top-rated schools, daycares, parks, and scenic walking paths. Plus, quick access to shopping, dining, and major routes for a stress-free commute. Don't miss out—book your private showing today!

Built in 2018

#### **Essential Information**

MLS® # A2201076 Price \$457,500

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,275 Acres 0.02 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1109 Sage Meadows Gardens Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K3

# **Amenities**

Amenities Parking, Picnic Area, Playground, Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Entrance, Courtyard

Lot Description Front Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Wood Frame, Cement Fiber Board, Metal Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 120 Zoning M-1

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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