

# \$380,000 - 504, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2239387

**\$380,000**

3 Bedroom, 1.00 Bathroom, 1,087 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

**\*\*OPEN HOUSE, SUNDAY SEPT 21 AT 1:00PM-3:30PM\*\*** Welcome to this charming and well maintained 3 bedroom townhouse located in the heart of Sagewood, Airdrie, a community known for its family friendly vibe, green spaces, and unbeatable convenience. This home is perfectly situated with both an elementary and middle school right out back, along with massive soccer fields just steps away. Plus, you're within walking distance to multiple shopping centres, making daily errands a breeze! As you step inside, you're welcomed by a bright open concept main floor. The updated kitchen features a large central island, perfect for meal prep and casual gatherings, and flows effortlessly into the dining area and spacious living room. A large front window fills the space with natural light, creating a warm and inviting atmosphere throughout the main level. Upstairs, you'll find a generous primary bedroom with two large closets and a big window that lets in plenty of sunlight. Across the hall are two additional well sized bedrooms, ideal for kids, guests, or a home office. The basement is partially developed, offering a great start and plenty of potential for buyers to customize the space to fit their needs, whether it's a rec room, gym, or extra storage, so many opportunities. This Sagewood gem is the perfect combination of comfort, location, and opportunity. Whether you're a first time buyer, investor, or growing family, this home checks all the boxes!



Built in 2004

## Essential Information

MLS® #	A2239387
Price	\$380,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	504, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Laminate Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Misting System
Lot Description	Lawn, No Neighbours Behind, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 31st, 2025
Days on Market	16
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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