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

MLS® #A2201076

\$457,500

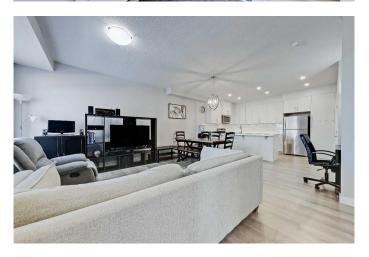
2 Bedroom, 3.00 Bathroom, 1,275 sqft Residential on 0.02 Acres

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 Courtyard, Private Entrance

Lot Description Front Yard, Low Maintenance Landscape

Roof Asphalt Shingle

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

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 97
Zoning M-1

Listing Details

Listing Office RE/MAX House of Real Estate

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.