

# \$399,900 - 707, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2202874

**\$399,900**

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® #                   A2202874

Price                     \$399,900

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	T4B 3B5

### **Amenities**

Amenities	Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 16th, 2025

Days on Market 21

Zoning R3

## **Listing Details**

Listing Office First Place Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.