

# \$309,400 - 2102, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2208643

## \$309,400

2 Bedroom, 2.00 Bathroom, 888 sqft

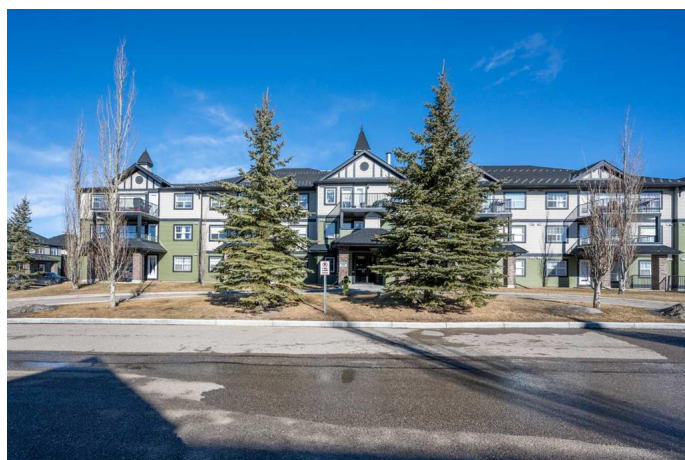
Residential on 0.00 Acres

Sagewood, Airdrie, Alberta

This beautiful corner unit condo, nestled in the heart of the family-friendly Sagewood community, could be exactly what you're looking for! Conveniently located near schools, parks, and major roadways, this gem offers tremendous value for first-time homebuyers, downsizers, or anyone seeking a fantastic investment property. With 2 bedrooms and 2 bathrooms, it boasts a versatile layout perfect for various stages of life. The open-concept kitchen and dining area seamlessly flow into the spacious living room. The kitchen is well-appointed with abundant cabinet space, black appliances, and plenty of counter space, ideal for any home chef. The functional living and dining areas are bathed in natural light from large windows, creating a warm, inviting atmosphere. Step outside to the oversized main floor patio, perfect for entertaining or enjoying the warmer months. Inside, the spacious primary bedroom offers a 4-piece ensuite and a walk-through closet. The second bedroom and an additional 4-piece bathroom complete the living spaces. Added perks include an in-suite laundry room and two assigned parking stalls—one underground with an enclosed storage locker and one outdoor surface stall. With all this unit has to offer, it won't be on the market long! Book your viewing today!

Built in 2005

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208643          |
| Price          | \$309,400         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2102, 140 Sagewood Boulevard Sw |
| Subdivision | Sagewood                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 3H5                         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Party Room, Playground, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Assigned, Parkade, Underground, Enclosed, Stall      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s), Elevator                   |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 3  |
| Basement          | None   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 3rd, 2025

Days on Market            15

Zoning                        R3

### **Listing Details**

Listing Office                Unison Realty Group Ltd.

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.