

205, 140 Sagewood Boulevard
Airdrie, Alberta

MLS # A2236034



\$354,900

Division:	Sagewood		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,082 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Additional Parking, Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: None

One of the Best Units in the Complex! This spacious and well-maintained 3+1 bedroom townhouse features 1 full bath and 2 half baths, along with a fully developed basement — perfect for extra living space, a home office, or guest room. The main floor boasts an open-concept layout, seamlessly connecting the kitchen, dining, and living areas, making it ideal for entertaining or family living. No work needed downstairs — the basement is already finished and ready to enjoy. Added convenience with two assigned parking stalls right outside the front door. Quick possession available — move in as early as 15 days! Don't miss out on this fantastic opportunity.