

**503, 115 Sagewood Drive SW  
Airdrie, Alberta**

**MLS # A2288072**



## \$407,000

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 318

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** BBQ and Portable AC units included

2 Beds | 2.5 Baths | 1,407 Sq. Ft. | Tandem Double Garage | Greenspace Views! Located in the desirable Canals community, this bright and thoughtfully designed townhome offers 1,407 sq. ft. of functional living space with a rare double tandem garage. The open-concept main level is filled with natural light and showcases upgraded fixtures, modern finishes, and a seamless flow to the covered balcony overlooking greenspace. Upstairs, you'll find two spacious bedrooms, including a primary retreat complete with a large walk-in closet and a double vanity ensuite. The layout is efficient, practical, and ideal for professionals, couples, or small families seeking low-maintenance living without sacrificing space. Enjoy the convenience of condo living paired with the feel of a well-designed home in one of Airdrie's most sought-after neighborhoods.