\$437,500 - 1224 Sage Meadows Gardens Nw, Calgary

MLS® #A2247070

\$437,500

3 Bedroom, 4.00 Bathroom, 1,141 sqft Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome to this former showhome in the highly desirable community of Sage Hill, offering a perfect blend of modern design, energy efficiency, and functional living in the Arrive at Sage Hill development.

With nearly 1,700 square feet of thoughtfully designed space, this 3-bedroom, 3.5-bathroom townhome features a bright, open-concept layout with contemporary finishes throughout. The main floor showcases wide-plank vinyl flooring, quartz countertops, full-height cabinetry, soft-close drawers, and a central kitchen islandâ€"perfect for everyday living and entertaining.

Step directly from the kitchen into your fenced private yard, ideal for children, pets, or enjoying outdoor relaxation.

Upstairs, you'll find a rare dual primary bedroom layout, each with its own walk-in closet and private ensuite. Vaulted ceilings and the convenience of upper-floor laundry complete this well-planned level.

The fully developed basement adds versatility with a spacious third bedroom, a full 4-piece bathroom, and a cozy family or recreation roomâ€"ideal for guests, a home office, or additional living space.

Built with sustainability in mind, this home is equipped with energy-efficient features,







including a tankless water heater, high-efficiency furnace, and HRV system for year-round comfort and reduced utility costs.

Additional highlights include assigned parking and a prime location close to future schools, shopping, medical services, and easy access to Stoney Trail. Outdoor enthusiasts will appreciate nearby walking paths, natural green spaces, and proximity to Nose Creek Park.

This beautifully maintained home offers a turn-key opportunity for first-time buyers, downsizers, or investors. A must-see!

Built in 2018

Essential Information

MLS® # A2247070 Price \$437,500

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,141 Acres 0.02

Year Built 2018

Type Residential
Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 1224 Sage Meadows Gardens Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K4

Amenities

Amenities Parking, Snow Removal, Trash, Visitor Parking, Playground

Parking Spaces

Parking Stall

Interior

Interior Features Breakfast Bar

1

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Lighting, Rain Gutters

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2025

Days on Market 72

Zoning M-1 d60

Listing Details

Listing Office eXp Realty

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