

\$474,900 - 1105 Sage Meadows Gardens Nw, Calgary

MLS® #A2151104

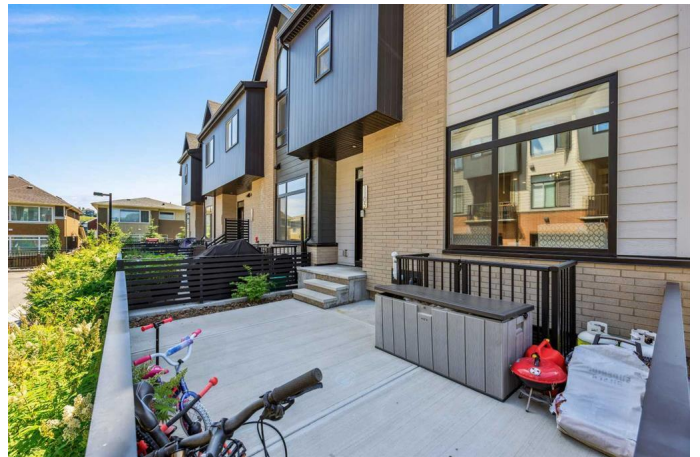
\$474,900

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

*Smart Investor's or buyer's choice - Why rent when you can live here? Appointments for viewing this weekend are already being booked! Take advantage of this family-approved "Sunny and Bright" home that features 3 bedrooms up, 3 bathrooms, corner unit, parking, and front yard privacy. Check out the 3D tour, hi-res photos, and floor plans. This Sage Hill condo is away from the crazy busy & nosier Sage Hill transportation corridor but still super close to all your shopping, transit, school(s), parks, pathways, dog park, soccer fields, skate park, medical and entertainment needs! Quick and Easy building access via Symons Valley Road. With 1293+ square feet of living space, this home is one of the most popular plans in the community! The main living area is very bright & open with a great-sized room with views of your private/fenced front yard - big 17' x 13' concrete patio - BBQ time! The main living areas have also been upgraded with LVP floors and quiet carpet in the bedrooms. The Kitchen features classic white cabinet doors, Quartz countertops, tile, a peninsula island with a flush eating bar, a stainless steel undermount sink & upgraded stainless steel appliances. The main primary bedroom is also large with vaulted ceilings, a walk-in closet to your 4-piece ensuite offering dual sinks, and a large stand-up shower. In-suite storage & upper laundry. The other two spare bedrooms are oversized, and both include large closets. The lower level is unspoiled with a bath



roughed in, a tankless water heater, storage, and a big window. The condo also comes with one parking stall and extra visitor parking stalls, street parking are close by for your guests. ... very convenient! Call your friendly REALTOR(R) to book a viewing!

Built in 2018

Essential Information

MLS® #	A2151104
Price	\$474,900
Sold Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1105 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

Amenities

Amenities	Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Front Yard, Low Maintenance Landscape, Street Lighting, Yard Lights, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 2nd, 2024
Days on Market	14
Zoning	M-1 d60
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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