

# \$410,000 - 1201, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2218782

## \$410,000

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Welcome to this Extraordinary 3-bedroom, 2.5-bathroom END UNIT Townhouse with 2 TITLED PARKING STALLS!. Nestled in the serene community of Sagewood South West Airdrie. This 1241 sqft home provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, and a large kitchen equipped with modern appliances and storages. The upper level boasts a spacious primary bedroom with a closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor.

This property has quick access to anywhere in Airdrie and multiple nearby shopping options, including CrossIron Mills etc. The basement is unfinished however it is an excellent space for an extra family room. This house is tenanted and the tenant is willing to stay beyond the lease expiry. It is a great opportunity for first-time buyers, and or Investors. This stunning home is a MUST-SEE! Don't miss out.

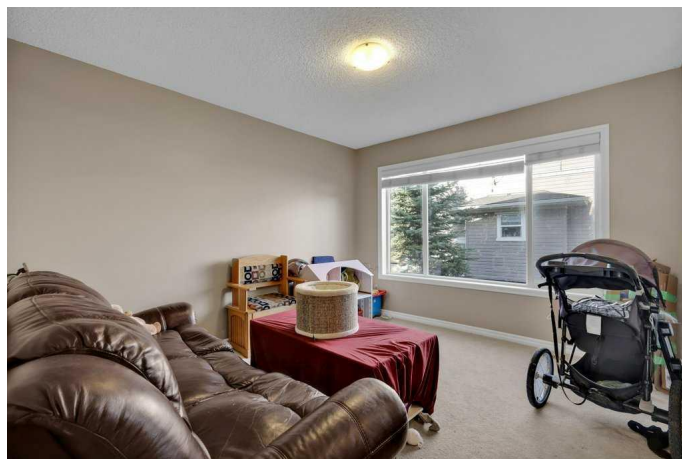
BOOK YOUR VIEWING TODAY!

Built in 2007

## Essential Information

MLS® # A2218782

Price \$410,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.04
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1201, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

### Amenities

Amenities	Dog Park, Laundry, Parking, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 10th, 2025

Days on Market              86

Zoning                         R2-T

### **Listing Details**

Listing Office                eXp Realty

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.