

\$368,000 - 1108, 140 Sagewood Boulevard Sw, Airdrie

MLS® #A2245521

\$368,000

3 Bedroom, 3.00 Bathroom, 987 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

Beautifully Maintained End Unit “Move-In Ready!

Step into this bright and inviting end unit townhome, offering comfort, convenience, and thoughtful design throughout. Boasting two assigned parking stalls and a visitor space right out front, this home combines functionality with curb appeal.

The open-concept main floor is bathed in natural light, featuring a well-appointed kitchen with a central island—perfect for cooking and entertaining. The kitchen flows seamlessly into the dining area and spacious family room, which opens to a private patio backing onto serene community green space. A convenient 2-piece powder room completes the main level.

Downstairs, the professionally finished basement offers a versatile space ideal for a second family room, home office, or guest retreat, complete with a 4-piece bathroom. You™ll also appreciate the new washer and dryer (2024)—modern upgrades already in place.

Upstairs, you'll find a generously sized primary bedroom with plenty of room for a king-sized bed. Two additional spacious bedrooms and a large 4-piece family bathroom provide ample space for family, guests, or a home office. This home is the perfect blend of space, comfort, and location—ready for you to move in and enjoy!

Built in 2005



Essential Information

MLS® #	A2245521
Price	\$368,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	987
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1108, 140 Sagewood Boulevard Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Parking
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Additional Parking, Parking Pad, Stall, Assigned, Guest, Paved, Side By Side

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other, Private Entrance, Rain Gutters
Lot Description Few Trees, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 3rd, 2025
Days on Market 3
Zoning (R3) Low Density Resident

Listing Details

Listing Office Frame Realty Group Inc.

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.