

# \$457,500 - 1109 Sage Meadows Gardens Nw, Calgary

MLS® #A2201076

**\$457,500**

2 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Say hello to this exceptional 2-bed, 2.5-bath townhouse at Arrive Sage in Sage Hill offers MODERN, ELEGANT, and SUSTAINABLE LIVING. This CERTIFIED BUILT GREEN home features industry-leading architecture, contemporary finishes, and NO REAR NEIGHBOURS for added privacy. Just minutes from a scenic pond and walking paths—an ideal choice for first-time homebuyers or investors. The main floor boasts 9-FOOT CEILINGS, STYLISH GREY VINYL PLANK FLOORING, and an OPEN-CONCEPT LAYOUT. The living room is bright and inviting, while the rear kitchen impresses with white quartz countertops, Whirlpool stainless steel appliances, full-height cabinetry, and an island with bar seating. A spacious dining area and a convenient 2pc powder room complete this level. Outside, enjoy a LOW-MAINTENANCE FRONT PATIO. Upstairs, the primary bedroom is a showstopper with vaulted ceilings, oversized windows, and a walk-through closet leading to a luxurious 4pc ensuite with a dual vanity and tub/shower combo. The second bedroom offers a large walk-in closet, and the main 4pc bathroom includes an extended vanity and tub/shower combo. The upper-floor laundry adds extra convenience. The partially finished basement provides endless potential—perfect for an additional bedroom, rec room, or flex space. Extra perks include a TANKLESS WATER HEATER, LOW CONDO FEES, and



an ASSIGNED OUTDOOR PARKING STALL.

Sage Hill offers top-rated schools, daycares, parks, and scenic walking paths. Plus, quick access to shopping, dining, and major routes for a stress-free commute. Donâ€™t miss outâ€”book your private showing today!

Built in 2018

### Essential Information

MLS® #	A2201076
Price	\$457,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1109 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	Stall

### Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	March 13th, 2025
Days on Market	97
Zoning	M-1

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.