

2102, 140 Sagewood Boulevard SW
Airdrie, Alberta

MLS # A2208643



\$309,400

Division:	Sagewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 638
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, blinds

This beautiful corner unit condo, nestled in the heart of the family-friendly Sagewood community, could be exactly what you're looking for! Conveniently located near schools, parks, and major roadways, this gem offers tremendous value for first-time homebuyers, downsizers, or anyone seeking a fantastic investment property. With 2 bedrooms and 2 bathrooms, it boasts a versatile layout perfect for various stages of life. The open-concept kitchen and dining area seamlessly flow into the spacious living room. The kitchen is well-appointed with abundant cabinet space, black appliances, and plenty of counter space, ideal for any home chef. The functional living and dining areas are bathed in natural light from large windows, creating a warm, inviting atmosphere. Step outside to the oversized main floor patio, perfect for entertaining or enjoying the warmer months. Inside, the spacious primary bedroom offers a 4-piece ensuite and a walk-through closet. The second bedroom and an additional 4-piece bathroom complete the living spaces. Added perks include an in-suite laundry room and two assigned parking stalls—one underground with an enclosed storage locker and one outdoor surface stall. With all this unit has to offer, it won't be on the market long! Book your viewing today!