

# \$409,900 - 1204, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2191696

## \$409,900

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.02 Acres

Sagewood, Airdrie, Alberta

This beautiful, Sunny bright and spacious 2-storey townhouse in the "Patios of Sagewood" community offers 3 bedrooms, 2.5 bathrooms with Marble counters, and a titled parking stall. The property boasts an open concept floor plan with exotic hardwood floors and new carpets, freshly painted, a beautiful and spacious kitchen, with an eating bar, plenty of cupboards and counter space, a Double French door off the kitchen nook, a versatile main floor flex room./ or Den, 2 piece powder room and family room. The Upper level includes 3 bedrooms, a 3-piece Master en-suite and a full-piece main bath. Unspoiled full basement with roughed-in bath for future development. Excellent location near schools, shopping, and recreation. Great opportunity for first-time buyers, and or Investors. Quick Possession is available.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191696  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,361     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1204, 2384 Sagewood Gate Sw |
| Subdivision | Sagewood                    |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 0K7                     |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Pantry, Storage, Bathroom Rough-in  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters             |
| Lot Description   | Back Yard, Rectangular Lot, Cul-De-Sac |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 78                 |
| Zoning         | R2-T               |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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