

**1201, 2384 SAGEWOOD Gate SW**  
**Airdrie, Alberta**

**MLS # A2218782**



**\$410,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Sagewood                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus      |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,242 sq.ft.               | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Stall                      |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Central   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 358 |
| <b>Basement:</b>   | Full, Unfinished                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                                     |                   |        |

**Inclusions:** NA

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!**