

# \$399,999 - #1201, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2254036

**\$399,999**

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.04 Acres

Sagewood, Airdrie, Alberta

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!**

Built in 2007

## Essential Information

MLS® #                   A2254036

Price                     \$399,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,361         |
| Acres          | 0.04          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | #1201, 2384 Sagewood Gate Sw |
| Subdivision | Sagewood                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0K7                      |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Parking, Playground, Trash, Visitor Parking, Dog Park, Laundry |
| Parking Spaces | 2                                                              |
| Parking        | Stall                                                          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central                                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Back Lane, Rectangular Lot                      |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Wood Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 3rd, 2025  
Days on Market                17  
Zoning                              R2-T

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.