

# \$469,999 - 154 Sage Meadows Gardens Nw, Calgary

MLS® #A2222195

**\$469,999**

3 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.02 Acres

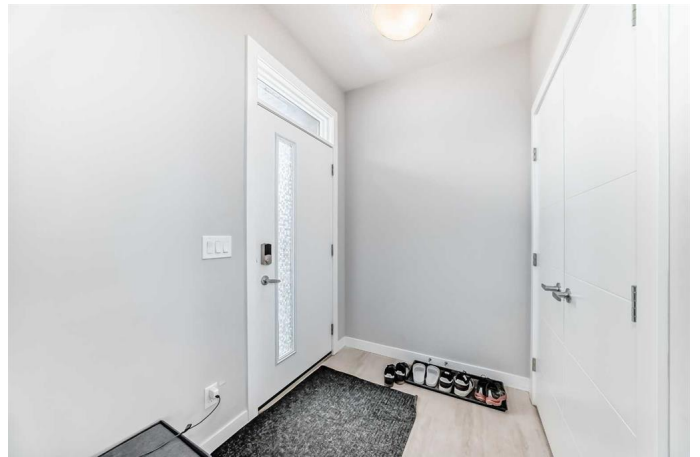
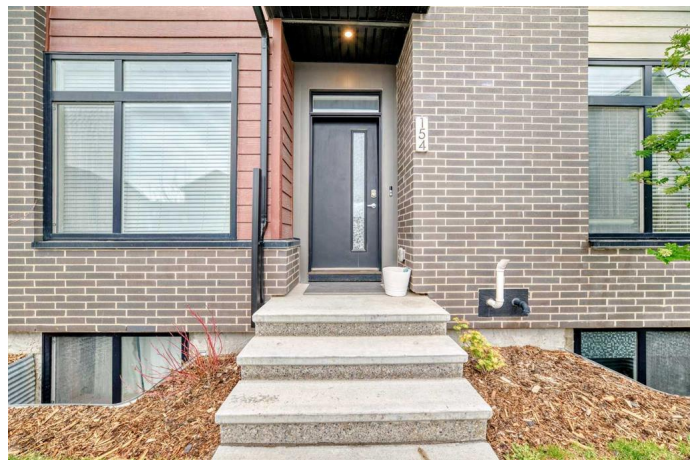
Sage Hill, Calgary, Alberta

**HOTTEST DEAL IN SAGE HILL!** Beautifully maintained 3 bed, 2.5 bath corner unit on a quiet street in one of NW Calgary's most desirable communities. This bright and airy home features an open-concept main floor with modern vinyl flooring, a trendy kitchen with quartz countertops, stylish cabinetry, and a spacious dining/living area. The serene primary suite includes vaulted ceilings and a private ensuite. Upstairs has cozy carpet and three generous bedrooms. Enjoy the added privacy of a corner unit with only one shared wall, plus a wonderful patio—perfect for outdoor coffee breaks. Energy-efficient upgrades include a tankless water heater and HRV system. The unfinished basement offers tremendous storage space and awaits your personal touch for future development. Steps to nature trails, bike paths, and green spaces. Minutes from groceries, schools, daycares, pharmacy, medical clinic, and gas station. Ideal for first-time buyers or investors—a must-see property in excellent condition!

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222195  |
| Price      | \$469,999 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,265         |
| Acres          | 0.02          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 154 Sage Meadows Gardens Nw |
| Subdivision | Sage Hill                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 1K2                     |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Park, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                               |
| Parking        | Stall                                           |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, Storage                                     |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | None, Unfinished                                                     |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Playground                                 |
| Lot Description   | No Neighbours Behind                                |
| Roof              | Asphalt Shingle                                     |
| Construction      | Brick, Cement Fiber Board, Metal Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 7   |
| Zoning         | M-1 |
| HOA Fees       | 150 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | DreamHouse Realty Ltd. |
|----------------|------------------------|

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