

# \$475,000 - 1224 Sage Meadows Gardens Nw, Calgary

MLS® #A2238290

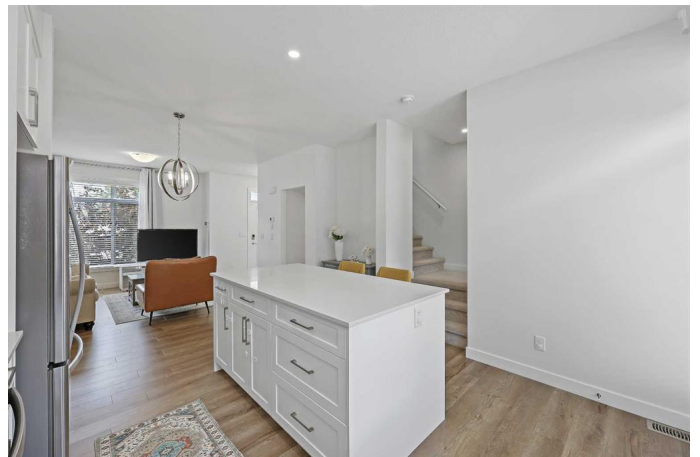
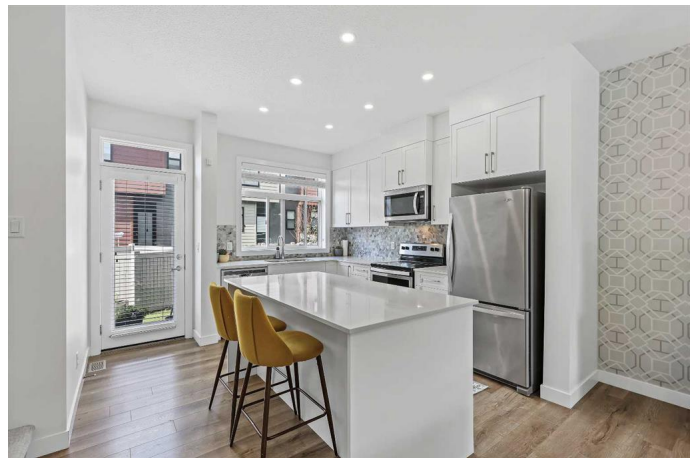
**\$475,000**

3 Bedroom, 4.00 Bathroom, 1,141 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Discover stylish and convenient living in this 3 bedroom, 3.5 bath former Showhome in the sought-after community of Sage Hill. This modern and energy-efficient townhome boasts a tankless water heater, high-efficiency furnace, and HRV system, offering sustainable year-round comfort in the Arrive development. Thoughtfully designed with clean lines and contemporary finishes, this home features an airy open-concept layout ideal for gatherings, highlighted by quartz countertops, kitchen island, full-height cabinetry, soft-close drawers, and wide-plank vinyl flooring. Step off the kitchen and into your fenced private yard—an inviting, secure space where children can play safely and pets can roam freely, offering the perfect balance of indoor comfort and outdoor enjoyment. Upstairs, you’ll find a rare double primary bedroom setup—each with its own ensuite and walk-in closet—plus vaulted ceilings and the ease of upper-floor laundry. The developed basement includes a spacious third bedroom, an additional full 4-piece bath, and a cozy family room. Enjoy the convenience of assigned parking and proximity to future schools, shops, medical services, and major routes like Stoney Trail. Nature lovers will appreciate the scenic walking paths and nearby Nose Creek Park, making this home a perfect blend of modern comfort and outdoor lifestyle.

Built in 2018



## Essential Information

MLS® #	A2238290
Price	\$475,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,141
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1224 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K4

## Amenities

Amenities	Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Rain Gutters
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Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	M-1 d60

### **Listing Details**

Listing Office	eXp Realty
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