



GRASSROOTS
REALTY GROUP

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154 Sage Meadows Gardens NW
Calgary, Alberta

MLS # A2222195



\$464,999

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	None, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Storage		

Inclusions: None

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!