



**503, 115 Sagewood Drive SW
Airdrie, Alberta**

MLS # A2288072



\$407,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,408 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: BBQ and Portable AC units included

2 Beds | 2.5 Baths | 1,407 Sq. Ft. | Tandem Double Garage | Greenspace Views! Located in the desirable Canals community, this bright and thoughtfully designed townhome offers 1,407 sq. ft. of functional living space with a rare double tandem garage. The open-concept main level is filled with natural light and showcases upgraded fixtures, modern finishes, and a seamless flow to the covered balcony overlooking greenspace. Upstairs, you'll find two spacious bedrooms, including a primary retreat complete with a large walk-in closet and a double vanity ensuite. The layout is efficient, practical, and ideal for professionals, couples, or small families seeking low-maintenance living without sacrificing space. Enjoy the convenience of condo living paired with the feel of a well-designed home in one of Airdrie's most sought-after neighborhoods.