

\$440,000 - 118 Sage Meadows Gardens Nw, Calgary

MLS® #A2244770

\$440,000

3 Bedroom, 3.00 Bathroom, 1,269 sqft
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Welcome home to this bright and stylish end unit townhome in the heart of Sage Hill. With low condo fees, a playground just steps from your door. This home offers both comfort and convenience. As an end unit, you will enjoy additional side windows that fill the space with natural light, making it an absolute dream for plant lovers.

Offering 1,269 square feet, this 3-bedroom, 2.5-bathroom home showcases a clean Scandinavian aesthetic with contemporary colours, quartz countertops throughout, and stainless steel Whirlpool appliances in a modern kitchen. The kitchen features full-height cabinetry, a spacious island, and a striking 4' x 16' subway tile backsplash.

The open concept design flows easily to a sunny, partially fenced back patio that is perfect for relaxing or entertaining. Upstairs, the vaulted primary suite boasts beautiful windows, a large closet, and a private ensuite. Two additional bedrooms, a full main bathroom, and convenient second floor laundry complete the upper level.

Built with quality and efficiency in mind, this Certified Built Green home includes a Quietwall system to minimize sound transfer, oversized triple-glazed low-E windows, a 96% high efficiency furnace, and tankless hot water. The basement is undeveloped with 571 square feet and two large windows, providing



great potential for future development.

A new Calgary Transit terminal with a park-and-ride facility is planned for Sage Hill as part of the Symons Valley Centre development. This convenient location will provide quick access to some of NW Calgary’s most popular amenities, including Creekside, as well as nearby retail, shops, and services within the community.

If you are looking for a bright, modern, and low maintenance home in a fantastic location, this one is ready to welcome you.

Built in 2019

Essential Information

MLS® #	A2244770
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	118 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K2

Amenities

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

Interior

Interior Features	Kitchen Island, Bathroom Rough-in, Vinyl Windows, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	48
Zoning	M-1 d60

Listing Details

Listing Office	CIR Realty
----------------	------------

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