

\$549,900 - 18 Sage Meadows Terrace Nw, Calgary

MLS® #A2190587

\$549,900

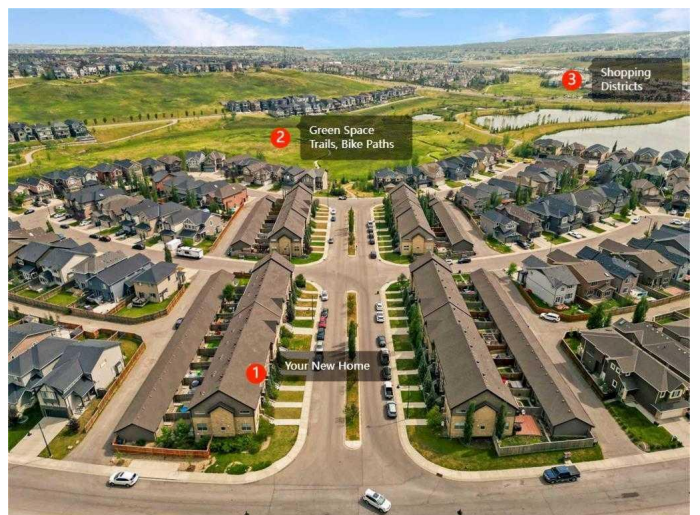
4 Bedroom, 3.00 Bathroom, 1,224 sqft
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

PRICE IMPROVEMENT FOR QUICK CLOSING...SUPERB TOWNHOME WITH NO CONDO FEE. BRAND NEW ROOF (Feb 2025). You will absolutely fall in love with this New York style Brownstone townhome in the tranquil community of Sage Hill. Ideal location that offers walking distance to the community playground, green space, shopping, clinics... A short drive to staple stores like Walmart, T&T, Costco, Home Depot, Canadian Tire. Easy access to Stoney Trail and Deerfoot. Walk in and enjoy natural light flooded through over 1,800 sq ft of living space. Tons of upgrades including ceiling-height kitchen cabinets, quartz countertops, flush-mount lightings, main floor ceiling speakers. Hardwood on the main floor and newer (2023) LVP floorings on the upper for style and convenience. The airy main floor offers an open floorplan with high ceiling. Step out to the deck and enjoy nature from your own backyard. Upstairs is where you find 3 bedrooms, a full 4-pc bath and laundry. The basement is made for entertainment with a rec room equipped with color LED lights, an acoustic ceiling, darker walls for movies. A bedroom/ flex room and second bathroom completes this floor. You cannot miss this home. Call your realtor and schedule a viewing today.

Built in 2014

Essential Information



MLS® #	A2190587
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	18 Sage Meadows Terrace Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Storage, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Great Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Playground, Private Yard, Misting System

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 5th, 2025

Days on Market 37

Zoning M-G

Listing Details

Listing Office Century 21 Argos Realty

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