

# \$409,900 - 1206, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2229670

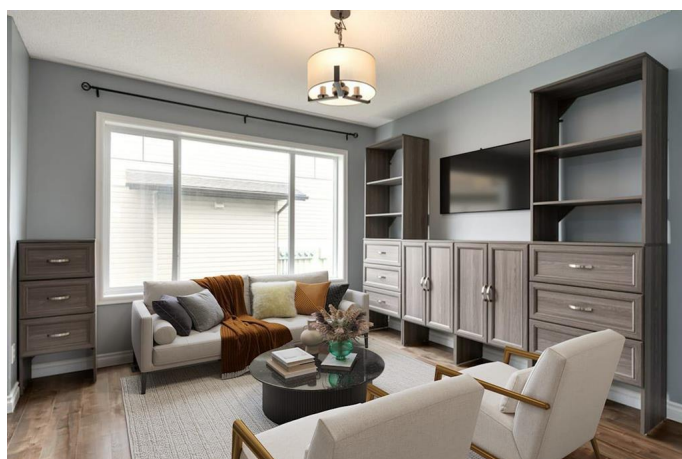
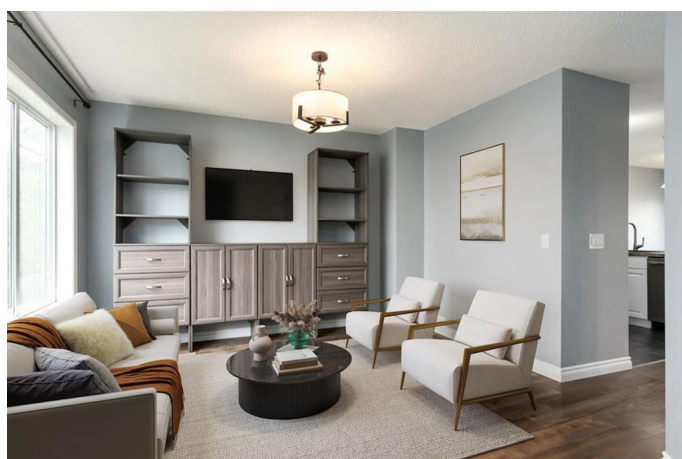
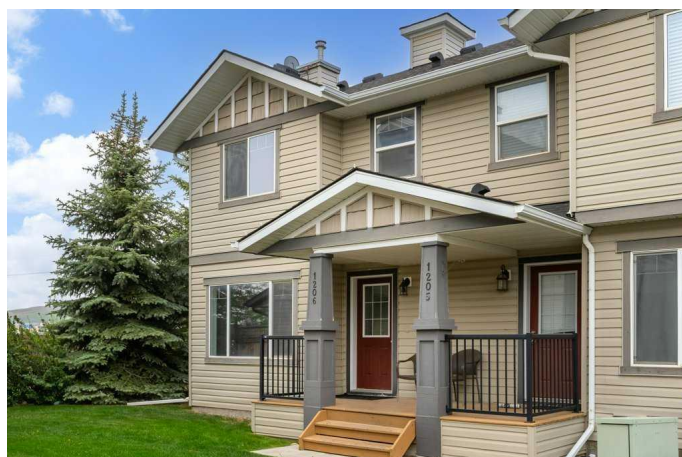
**\$409,900**

4 Bedroom, 4.00 Bathroom, 1,365 sqft

Residential on 0.03 Acres

Sagewood, Airdrie, Alberta

A rare opportunity in Sagewood—this spacious end-unit townhouse features four bedrooms and a fully developed basement, offering nearly 1,900 sq ft of comfortable, functional living space. Inside, you™re welcomed by a versatile flex room at the front of the home, perfect as a formal dining area, a sunlit home office, or an additional sitting room. The main level continues into a bright, open-concept layout with large windows, a warm and inviting living room, and a thoughtfully designed kitchen complete with a large single bowl farmhouse sink, built-in pantry, and dining space. Upstairs, you™ll find three generously sized bedrooms and two full bathrooms, including a spacious primary suite with a private ensuite. The fully finished basement expands your living space with a fourth bedroom, a cozy recreation or media room, a convenient two-piece bathroom, laundry area, and ample storage. The basement is well suited for guests, teens, or a home gym. Enjoy your morning coffee on the charming front porch or unwind on the private back patio, perfect for grilling or quiet relaxation. Two titled parking stalls located just outside the front door add everyday convenience. Nestled in the family friendly community of Sagewood, this home is close to schools, parks, playgrounds, and scenic walking paths. Meticulously maintained and move-in ready, this townhome offers exceptional value in a highly desirable neighbourhood. Welcome Home!



Built in 2007

## Essential Information

MLS® #	A2229670
Price	\$409,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,365
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1206, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	70
Zoning	R2-T

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.