

# \$465,000 - 1224 Sage Meadows Gardens Nw, Calgary

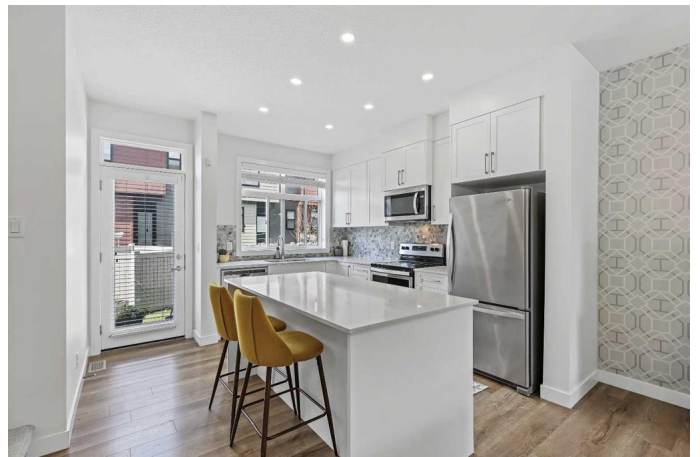
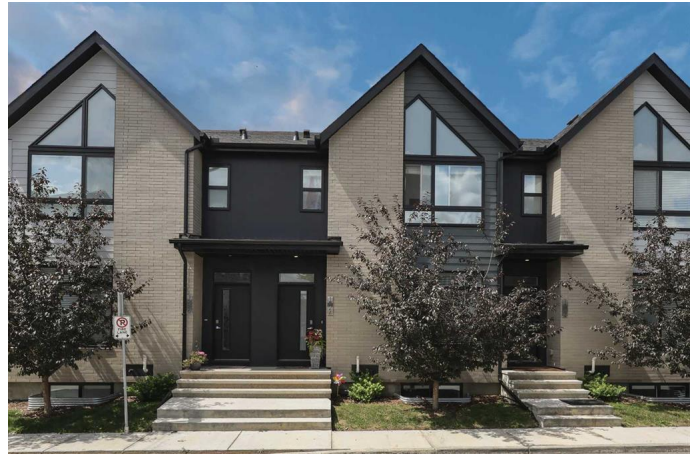
MLS® #A2238290

**\$465,000**

3 Bedroom, 4.00 Bathroom, 1,141 sqft  
Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY AUG 2 from 12-2PM\*\*\* Discover stylish and convenient living in this 3 bedroom, 3.5 bath former Showhome with almost 1700sqft of developed living space in the sought-after community of Sage Hill. This modern and energy-efficient townhome boasts a tankless water heater, high-efficiency furnace, and HRV system, offering sustainable year-round comfort in the Arrive development. Thoughtfully designed with clean lines and contemporary finishes, this home features an airy open-concept layout ideal for gatherings, highlighted by quartz countertops, kitchen island, full-height cabinetry, soft-close drawers, and wide-plank vinyl flooring. Step off the kitchen and into your fenced private yard—an inviting, secure space where children can play safely and pets can roam freely, offering the perfect balance of indoor comfort and outdoor enjoyment. Upstairs, you’ll find a rare double primary bedroom setup—each with its own ensuite and walk-in closet—plus vaulted ceilings and the ease of upper-floor laundry. The developed basement includes a spacious third bedroom, an additional full 4-piece bath, and a cozy family room. Enjoy the convenience of assigned parking and proximity to future schools, shops, medical services, and major routes like Stoney Trail. Nature lovers will appreciate the scenic walking paths and nearby Nose Creek Park, making this home a perfect blend of modern comfort and outdoor lifestyle.



Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238290      |
| Price          | \$465,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,141         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1224 Sage Meadows Gardens Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1K4                      |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Playground |
| Parking Spaces | 1                                                         |
| Parking        | Stall                                                     |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Rain Gutters |
| Lot Description   | Rectangular Lot                          |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 12              |
| Zoning         | M-1 d60         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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