

# \$442,000 - 118 Sage Meadows Gardens Nw, Calgary

MLS® #A2244770

**\$442,000**

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          | \$442,000     |
| 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      | Snow Removal, Trash, Visitor Parking, Playground |
| Parking Spaces | 1                                                |
| Parking        | Off Street, Stall                                |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Bathroom Rough-in, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, 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 | 24               |
| Zoning         | M-1 d60          |

## Listing Details

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

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