

# \$409,900 - 1204, 2384 Sagewood Gate Sw, Airdrie

MLS® #A2191696

## \$409,900

3 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.02 Acres

Sagewood, Airdrie, Alberta

This beautiful, Sunny bright and spacious 2-storey townhouse in the "Patios of Sagewood" community offers 3 bedrooms, 2.5 bathrooms with Marble counters, and a titled parking stall. The property boasts an open concept floor plan with exotic hardwood floors and new carpets, freshly painted, a beautiful and spacious kitchen, with an eating bar, plenty of cupboards and counter space, a Double French door off the kitchen nook, a versatile main floor flex room./ or Den, 2 piece powder room and family room. The Upper level includes 3 bedrooms, a 3-piece Master en-suite and a full-piece main bath. Unspoiled full basement with roughed-in bath for future development. Excellent location near schools, shopping, and recreation. Great opportunity for first-time buyers, and or Investors. Quick Possession is available.

Built in 2007

## Essential Information

MLS® #	A2191696
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,361
Acres	0.02



Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1204, 2384 Sagewood Gate Sw
Subdivision	Sagewood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0K7

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Laminate Counters, Pantry, Storage, Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Rectangular Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 1st, 2025
Days on Market	92
Zoning	R2-T

**Listing Details**

Listing Office                      Century 21 Bravo 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.