

# \$480,000 - 1007 Sage Meadows Gardens Nw, Calgary

MLS® #A2207456

**\$480,000**

3 Bedroom, 4.00 Bathroom, 1,288 sqft

Residential on 0.02 Acres

Sage Hill, Calgary, Alberta

Discover this Sage Meadows gem! Spanning over 1,800 total SF, this upgraded townhouse blends style and function. The main floor's open design connects a sleek living room, dining space, and a standout kitchen with granite countertops, full-height cabinets, soft-close drawers, and stainless steel appliances—perfect for cooking or hosting.

Upstairs, the master bedroom impresses with a 14-ft vaulted ceiling and large windows, paired with an ensuite featuring a large walk-in shower and dual sinks. The second bedroom offers ample space and a large walk-in closet, across the wall from a 4-piece bath and convenient upper floor laundry room.

The beautifully designed fully finished basement features a large third bedroom, and bathroom that connects it to a very inviting rec room for additional comfortable living space.

Close to shopping, dining, and major routes, this home delivers convenience with flair. Schedule your private tour today!

Built in 2018

## Essential Information

MLS® # A2207456

Price \$480,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,288         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1007 Sage Meadows Gardens Nw |
| Subdivision | Sage Hill                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1K3                      |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Parking, Picnic Area, Playground, Visitor Parking |
| Parking Spaces | 1                                                 |
| Parking        | Stall                                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Recreation Facilities         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Playground                          |
| Lot Description   | Back Yard, Rectangular Lot          |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 1st, 2025  
Days on Market                17  
Zoning                              M-1

**Listing Details**

Listing Office                    Greater Property Group

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