# \$365,000 - 123, 115 Sagewood Drive Sw, Airdrie

MLS® #A2251607

## \$365,000

2 Bedroom, 1.00 Bathroom, 958 sqft Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully appointed 2-bedroom, 1-bathroom raised townhome in the vibrant community of the Canals. Offering a thoughtful layout with 9 ft knockdown ceilings and an abundance of natural light, this home feels open and inviting from the moment you step inside. The bright kitchen is designed with both style and function in mind, featuring quartz countertops, stainless steel appliances, ample cabinet space for storage, and modern pendant lighting over the island. The dining area is perfectly positioned beside large windows, creating a warm and welcoming space for everyday meals or entertaining guests. The spacious living and dining areas flow seamlessly onto a huge elevated deck, providing plenty of room for relaxing outdoors, enjoying summer barbecues, or simply taking in the fresh air. Both bedrooms are generously sized with easy access to the well-appointed 4-piece bathroom. Additional highlights include laminate flooring throughout, a modern colour palette, and an overall design that blends comfort with convenience. The ground floor features a welcoming foyer and a single attached garage. Very well maintained condo complex, beautifully maintained grounds & landscaping and visitor parking throughout the complex. Located in one of Airdrie's most sought-after communities, this property is within walking distance to schools, soccer fields, churches, and picturesque ponds. Whether you're a first-time buyer, downsizing, or looking for a smart investment,







this home offers excellent value in a prime location with easy access to amenities, parks, and pathways. Don't wait, call your favourite realtor and book a showing today!

#### Built in 2017

#### **Essential Information**

MLS® # A2251607 Price \$365,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 958
Acres 0.03
Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 123, 115 Sagewood Drive Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4V5

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 63 Zoning R3

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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.