

# \$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.

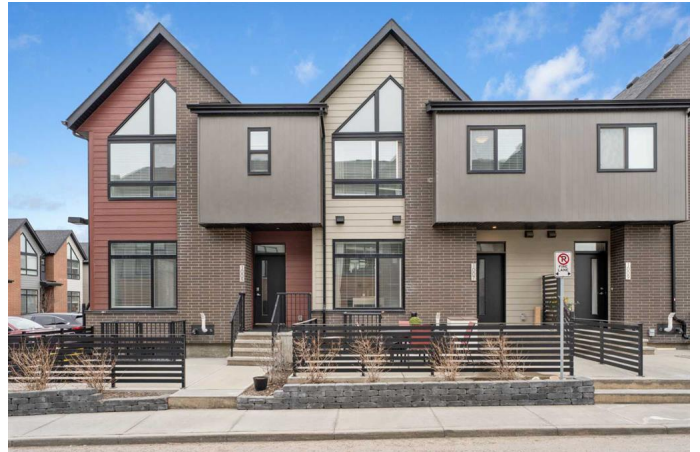
The beautifully designed fully finished basement features a large third bedroom, and bathroom that connects it to a very inviting rec room for additional comfortable living space.

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        4

Zoning                 M-1

### **Listing Details**

Listing Office           Greater Property Group

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.