

# \$379,999 - 123, 115 Sagewood Drive Sw, Airdrie

MLS® #A2251607

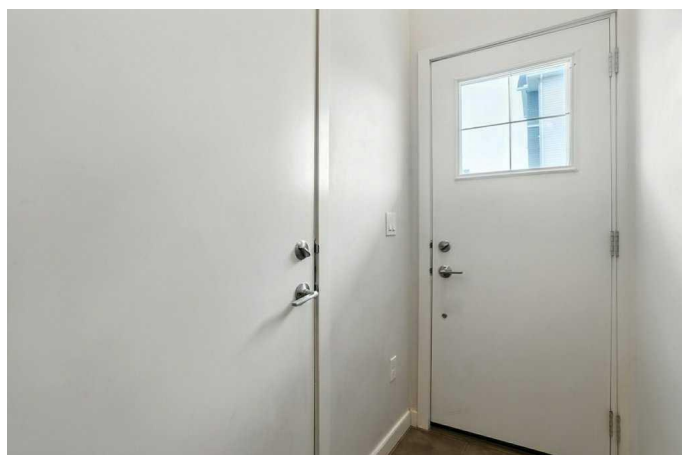
**\$379,999**

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. Donâ€™t wait, call your favourite realtor and book a showing today!

Built in 2017

**Essential Information**

MLS® #	A2251607
Price	\$379,999
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	1
Zoning	R3

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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