

# \$479,900 - 1220 Sage Meadows Gardens Nw, Calgary

MLS® #A2216262

**\$479,900**

3 Bedroom, 4.00 Bathroom, 1,132 sqft  
Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

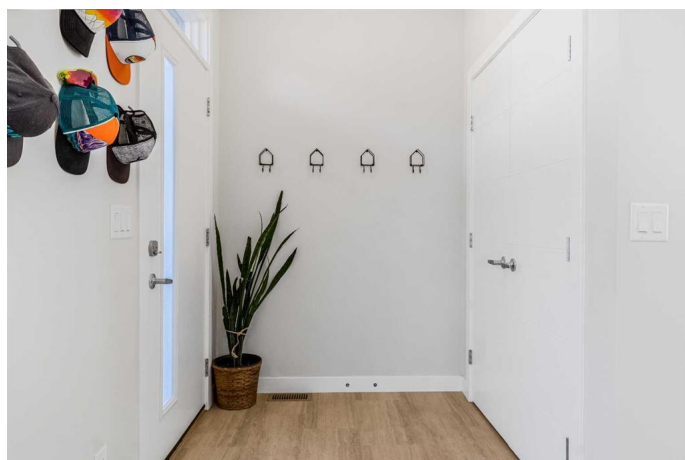
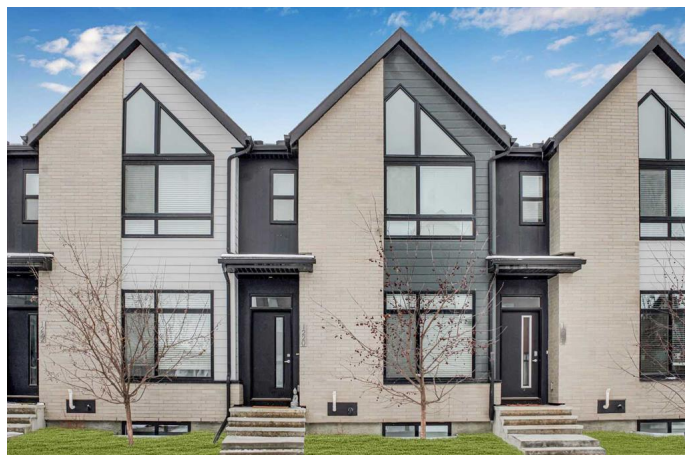
Welcome to this beautifully designed 3 bedroom, 3.5 bathroom townhome in the vibrant and family-friendly community of Sage Hill. Offering over 1600 sq ft of developed living space across three levels, this stylish home features a fully finished basement, a private backyard, and contemporary finishes throughout—perfect for growing families or those seeking low-maintenance living without sacrificing space.

The open-concept main floor showcases a modern kitchen with sleek cabinetry, quartz countertops, stainless steel appliances, and a large central island—ideal for cooking, gathering, and entertaining. The spacious living and dining areas are flooded with natural light, with easy access to the private backyard, perfect for summer BBQs or relaxing evenings outdoors.

Upstairs, you'll find two spacious bedrooms, each with their own walk-in closet and beautifully appointed 4pc ensuites. The primary bedroom features a breathtaking vault, complimented by a 45 degree triangular window.

The fully finished basement adds valuable extra living space with a generously sized third bedroom, a full bathroom, and a large rec room—ideal for a home gym, media room, or guest suite.

Additional features include modern flooring



throughout, Instant Hot Water, upper-level laundry, and a fenced in backyard with western exposure, with gas line for BBQ and rough-in for AC. Located in a quiet, well-maintained complex close to parks, walking paths, Creekside Plaza, and commuter routes, this townhome offers both tranquility and convenience.

Book your showing today!

Built in 2018

**Essential Information**

MLS® #	A2216262
Price	\$479,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,132
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1220 Sage Meadows Gardens Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K3

**Amenities**

Amenities	Other
Parking Spaces	1

Parking	Stall
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## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	8
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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