

\$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

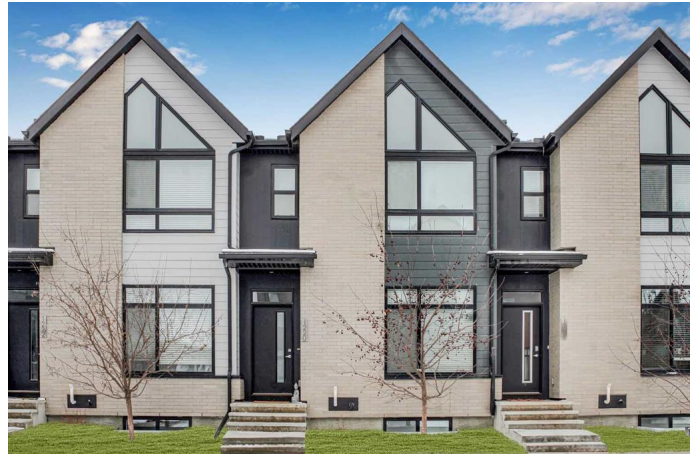
Welcome to this beautifully designed 3 bedroom, 3.5 bathroom townhome in the vibrant and family-friendly community of Sage Hill. Offering over 1600 sq ft of developed living space across three levels, this stylish home features a fully finished basement, a private backyard, and contemporary finishes 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 |
|---------|-------|

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 | 4 |
| Zoning | M-1 |
| HOA Fees | 150 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.