



GRASSROOTS
REALTY GROUP

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3218, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2300805



\$279,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Recessed Lighting		

Inclusions: N/A

Check out this awesome one-bedroom + spacious Den. This Sage Hill condo was built in 2018 and features 648sq ft of open-concept living, a modern kitchen with full-height cabinetry, stainless steel appliances, and a bright living space with patio doors leading to a decent sized patio. Ideal for today's lifestyle, the unit includes a dedicated Den, in-suite laundry, assigned parking right out front of the building, and additional storage. The well-managed building offers secure entry, bike storage, and beautifully landscaped grounds. Located steps from walking paths, parks, Sage Hill Crossing, Creekside Shopping Centre, and with quick access to major roadways, this property is in a high-demand rental and ownership area. Whether you're entering the market or adding to your investment portfolio, this Sage Hill condo offers excellent value and long-term potential.