



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3111, 3727 Sage Hill
Calgary, Alberta

MLS # A2307627

\$295,000



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 D200
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Your first home shouldn't be a compromise, and this one proves it doesn't have to be. This sharp 2-bedroom, 2-bathroom main-floor condo in Sage Hill delivers the kind of finishes and features that make a place feel like yours from the moment you walk in. Brand-new stainless steel appliances, luxury vinyl plank flooring, and in-suite laundry set the tone for a home that's ready to go. No renovations, no rental headaches, no waiting. The open-concept layout keeps things bright and airy, while two full bathrooms (including an ensuite with marble tile and a stand-up shower) give you more breathing room than you'd expect from a first purchase. Outside, a generous balcony gives you your own private outdoor space, and with pets welcome in the building, your four-legged family members are invited too (with application). The walking paths and green space throughout Sage Hill make it an easy community to settle into with a dog in tow. Below grade, a titled underground parking stall, assigned storage, and dedicated bike storage mean the little things are already sorted. Sage Hill is the kind of neighbourhood that makes daily life genuinely easier: schools, daycares, playgrounds, and walking paths are close by, and Walmart, Co-Op, and a solid lineup of restaurants are just around the corner. Stoney Trail access means downtown, the mountains, or anywhere else in the city is a straightforward drive. Main-floor access, low-maintenance living, and a community built for real life. This is what a strong start to homeownership looks like.