



GRASSROOTS
REALTY GROUP

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3113, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2309852



\$254,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Note that stove is induction.

Welcome to comfortable, low-maintenance living in the friendly, northwest community of Sage Hill. This bright one-bedroom condo comes with TITLED UNDERGROUND PARKING and offers a smart, functional layout that is bathed in natural light. Easy care vinyl plank flooring runs through the main living space and bedroom and is complemented by quality stainless-steel appliances, including an induction stove & quartz countertops in the kitchen. Convenient in-suite laundry. Enjoy year-round comfort with AIR CONDITIONING, and relax on your private SOUTH-FACING BALCONY — perfect for morning coffee or evening unwinding. The home also includes TITLED PARKING a dedicated STORAGE LOCKER for all your extras, as well as BICYCLE STORAGE for added practicality. LOW CONDO FEES make ownership easy and INCLUDES these UTILITIES: heat, water, sewer, and trash collection. Located within walking distance from shopping, restaurants, public transportation and everyday amenities, this property offers excellent convenience whether you're a first-time buyer, downsizer, or investor.