



GRASSROOTS
REALTY GROUP

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2105, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2312132



\$313,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, Pantry, Soaking Tub		

Inclusions: Window Coverings

Enjoy low maintenance, modern living in this spacious 829 sq ft condo in Calgary's desirable Northwest. Featuring 2 bedrooms, 2 full bathrooms, a titled underground parking stall, and an assigned storage unit, this turn key property is perfect for professionals, downsizers, or investors. The bright, open concept layout seamlessly connects the living and kitchen areas. The modern kitchen features premium granite countertops, stainless steel appliances, sleek cabinetry, and a stylish tile backsplash. The primary bedroom includes a private ensuite with a granite vanity and a spacious glass shower. Positioned on the opposite side of the unit for optimal privacy, the second bedroom is ideal for roommates, guests, or a home office, located just steps from the 4-piece main bath. Additional features include convenient in suite laundry and a large, private balcony. Located in the vibrant community of Sage Hill, you are minutes from shopping, dining, parks, and walking trails, with quick access to Stoney Trail and Shaganappi Trail.