

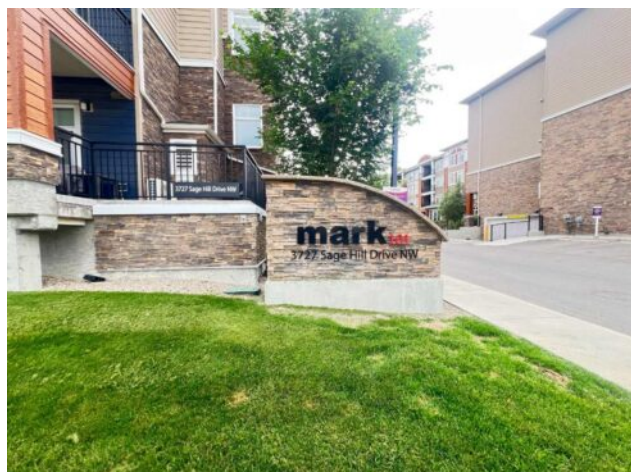


GRASSROOTS
REALTY GROUP

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3112, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2330145



\$279,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 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:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this beautifully upgraded ground-floor condo featuring 2 bedrooms, 2 full bathrooms, 1 titled underground parking stall, and an assigned storage locker in the highly desirable northwest community of Sage Hill. Designed with both style and functionality in mind, this bright open-concept home features luxury vinyl plank flooring throughout the main living areas. The modern kitchen offers quartz countertops, full-height cabinetry, a pantry, stainless steel appliances, and a wall-mounted air conditioning unit in the living room, creating a comfortable space for everyday living and entertaining. The spacious living room opens onto your private patio with a gas line for your BBQ, perfect for relaxing or enjoying summer evenings. The primary bedroom features a generous closet and a private ensuite, while the second bedroom provides flexibility for guests, a home office, or additional living space. You'll also appreciate the convenience of in-suite laundry. Additional features include secure building access, a titled underground parking stall, an assigned storage locker, and well-maintained common areas. Ideally located close to shopping, restaurants, grocery stores, fitness centres, parks, and scenic walking paths, this home also offers quick access to Stoney Trail and Shaganappi Trail for an easy commute throughout the city. Whether you are a first-time buyer, downsizer, or investor, this move-in-ready home is an excellent opportunity. Book your private showing today!