



GRASSROOTS
REALTY GROUP

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3104, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2332714

\$309,000



Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	671 sq.ft.	Age:	2020 (6 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:	Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions:	n/a
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2 BED 2 BATH | GREAT LOCATION | UPGRADED APPLIANCES | DIRECT OUTSIDE ACCESS Discover Sage Hill, a charming community in NW Calgary. This main-floor condo offers two bedrooms and two bathrooms, providing a true home feel. Inside, you'll find an upgraded kitchen with stainless steel appliances and a kitchen island (extra \$4k paid for this island). The kitchen opens to the living room, which leads to the patio via double glass doors and has direct outside access. The large master bedroom includes a four-piece ensuite and a sizable window. The layout also features a second bedroom, a three-piece bathroom, and laundry. LVP flooring runs throughout the condo. Multiple upgrades are evident, including flooring, appliances, the kitchen island, backsplash, and more. Located close to many amenities such as shopping, coffee shops, restaurants, and public transit, this condo offers convenience. Contact your preferred agent to schedule a private showing!