



GRASSROOTS
REALTY GROUP

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**1205, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2216286



\$254,500

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Private 571 sqft corner unit (titled underground parking) with a smart design and tasteful upgrades. It offers a spacious bedroom, a full bathroom, and a modern kitchen w/large quartz island —perfect for cooking and entertaining. The open floorplan and 9’ ceilings create a bright, airy atmosphere throughout. Step out onto the corner balcony, (enjoy privacy with no buildings right next door) equipped with a gas line for your barbeque. All appliances are included (fridge, stove, dishwasher, washer/dryer, Microwave) The home includes heated underground parking and an assigned storage locker. Pets are welcome with board approval. Near Walmart, gyms, Restaurants, public transit, and other amenities. This building also offers quick access to 144th, Beddington Trail, Shaganappi and Stoney Trail.