



**GRASSROOTS**  
REALTY GROUP

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**3117, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2246681**



**\$248,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 560 sq.ft.                         | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Stall                    |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                                       | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 327   |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Composite Siding, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Storage                           |                   |          |

**Inclusions:** NA

**\*\*OPEN HOUSE THIS SUNDAY SEPTEMBER 28 1:00-3:00PM\*\*** This stylish and well-appointed 1-bedroom, 1-bathroom main floor condo offers 560 sq ft of thoughtfully designed living space. The open-concept layout features a sleek modern kitchen with full-height cabinetry, stainless steel appliances and a tiled backsplash. The bright living area is enhanced by large windows and patio doors leading to your private ground-level patio perfect for morning coffee or relaxing in the fresh air. The spacious bedroom is filled with natural light and offers ample closet space, while the full 4-piece bathroom adds a touch of modern comfort. A convenient dedicated office nook makes working from home a breeze, and in-suite laundry ensures everyday ease. This unit also comes with an assigned outdoor parking stall and storage locker for added convenience. The well run building offers secure entry, bike storage, and the property is nicely landscaped. Set in the highly sought-after Sage Hill community, you'll enjoy easy access to walking paths, nearby parks, and a wealth of shopping and dining options including Sage Hill Crossing and Creekside Shopping Centre. Quick access to major roadways makes commuting simple, whether you're heading downtown or exploring the city. Ideal for first-time buyers, downsizers, or investors, this move-in-ready home offers comfort, convenience, and a fantastic location all in one.