

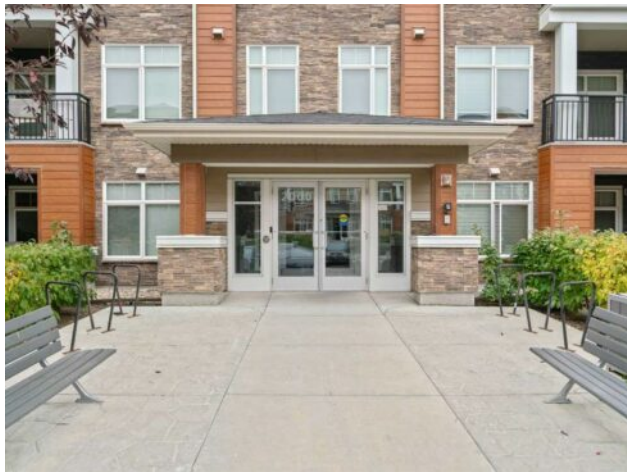


GRASSROOTS
REALTY GROUP

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**2407, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2261762



\$308,803

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	729 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Parkade, Paved, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Stone Counters, Storage		

Inclusions: N/A

2407, 3727 Sage Hill Drive NW | Modern Top-Floor Living In Sage Hill! | Stylish Two-Bedroom, One Bath Condo Offering Contemporary Design & Comfort In The Heart Of Sage Hill NW | Bright, East Facing Unit Boasts An Open-Concept Layout, Beautiful Stone Counters, Spacious Kitchen Island & Perfect For Cooking, Dining, Or Entertaining - Sleek Laminate Floors, & A Large Balcony Complete With Gas BBQ Hook-Up | Enjoy The Convenience Of In-Suite Laundry, Pet-Friendly Living, & Your Own Titled Underground Parking Stall With Secure Storage Locker | This Building Features Bright, Heated Underground Parking & Easy Access To Elevators | Steps From Shopping, Restaurants, Parks, & Transit | Ideal For First-Time Buyers, Downsizers, Or Investors! | Elevator | Condo Fees of \$430.33 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Allowed Two Domestic Cats or One Dog Under 15 KG Subject to Board Approval | No Age Restrictions | Move In Ready November 1, 2025.