



**GRASSROOTS**  
REALTY GROUP

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2407, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2271824



**\$298,892**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                                                               |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                      |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                             |               |                  |
| <b>Size:</b>     | 727 sq.ft.                                                              | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                                                       | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Garage Door Opener, Parkade, Paved, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                       |               |                  |
| <b>Lot Feat:</b> | -                                                                       |               |                  |

|                    |                                                         |                   |          |
|--------------------|---------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate                                                | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | \$ 430   |
| <b>Basement:</b>   | -                                                       | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -        |
| <b>Features:</b>   | 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!