



GRASSROOTS
REALTY GROUP

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2403, 3727 Sage Hill Drive
Calgary, Alberta

MLS # A2284529



\$365,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	None
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Welcome a stunning top-floor condominium that offers 2 bedrooms and 2 bathrooms, along with a heated underground parking space. This unit boasts a fantastic location, providing easy access to various amenities and major thoroughfares, including the nearby Sage Hill Shopping Center. As you step inside, you'll be greeted by a bright and airy open floor plan that features a contemporary kitchen and a spacious living area. The thoughtfully designed layout places the private bedrooms on either side of the living room, ensuring comfort and privacy, while the master bedroom includes a stylish walk-in shower. This fully upgraded residence showcases luxury vinyl plank flooring, elegant stone countertops throughout, and a convenient in-unit stacked washer and dryer. Enjoy the fresh air and beautiful views from the generous balcony. With low condo fees that cover all utilities except for electricity, this unit presents a budget-friendly option. Additional perks include underground parking and a storage locker, enhancing its overall value. Sage Hill offers a delightful small-town atmosphere amidst the vibrant city of Calgary, with quick access to Stoney Trail and various shopping destinations. Don't miss out on this incredible opportunity—schedule your showing today!