



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2310, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2288180



\$355,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully appointed two-bedroom, two-bathroom modern farmhouse-style condominium built in 2018, this is one of the larger units in the complex and features numerous builder upgrades throughout. The bright and spacious main living area showcases high ceilings and an open-concept design, seamlessly connecting the kitchen, dining, and living spaces. The contemporary kitchen is finished with sleek shaker-style cabinetry, upgraded backsplash, quartz countertops, and stainless steel appliances. A large island provides additional seating, while still allowing ample room for a full dining table—ideal for both everyday living and entertaining. Enjoy the east-facing balcony, perfectly positioned for morning coffee and comfortable afternoon shade. Expansive glass sliding doors flood the interior with natural light, enhancing the home's warm and inviting atmosphere. The primary bedroom offers generous proportions, complete with a walk-in closet and a private ensuite featuring a walk-in shower and added storage. The second bedroom is well-sized and versatile—ideal for guests, a home office, or a child's room—with a full bathroom conveniently located across the hall next to the in-suite laundry. Additional highlights include one oversized parking stall in the secured underground parkade, dedicated bike storage, and an assigned storage locker. This exceptional home combines style, space, and functionality. Contact us today to arrange your private viewing.