



GRASSROOTS
REALTY GROUP

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3412, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2296594



\$289,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Wall mount (not TV), Attached shelving in bedroom.

Welcome home to this beautifully upgraded top floor condo; 2 bedrooms, 2 bathrooms, 1 titled underground parking with one assigned storage, offering the perfect blend of modern style, functionality and comfort in one of Calgary's most desirable northwest communities. Step inside to a bright, open concept layout featuring luxury vinyl plank flooring and an abundance of natural light throughout. The upgraded kitchen impresses with quartz countertops, full height cabinetry, stainless steel appliances and a movable island for added flexibility. It flows seamlessly into the living area, creating an inviting space for both everyday living and entertaining. Enjoy sunsets from your private balcony, complete with a gas line for your BBQ. The spacious primary bedroom features a sizeable closet and a private ensuite. A second bedroom offers versatility for a home office, gym, or guest space, while in-suite laundry adds everyday convenience. Additional highlights include a titled parking stall, assigned storage locker, secure building access and well maintained common areas. Located in the vibrant community of Sage Hill, you're just minutes from shops, restaurants, grocery stores, fitness studios, and scenic walking paths, with quick access to Stoney Trail and Shaganappi Trail for an easy commute! Book your private showing today.