



**3218, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2300805**



**\$279,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sage Hill                          |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 649 sq.ft.                         | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Assigned, Stall                    |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                     |                   |          |
|--------------------|-------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas              | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                   | <b>Condo Fee:</b> | \$ 390   |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | M-2 d200 |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Recessed Lighting                   |                   |          |

**Inclusions:** N/A

Check out this awesome one-bedroom + spacious Den. This Sage Hill condo was built in 2018 and features 648sq ft of open-concept living, a modern kitchen with full-height cabinetry, stainless steel appliances, and a bright living space with patio doors leading to a decent sized patio. Ideal for today's lifestyle, the unit includes a dedicated Den, in-suite laundry, assigned parking right out front of the building, and additional storage. The well-managed building offers secure entry, bike storage, and beautifully landscaped grounds. Located steps from walking paths, parks, Sage Hill Crossing, Creekside Shopping Centre, and with quick access to major roadways, this property is in a high-demand rental and ownership area. Whether you're entering the market or adding to your investment portfolio, this Sage Hill condo offers excellent value and long-term potential.