



**3104, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2146922



\$350,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	675 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 374
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 2022-built condo is located close to all essentials such as grocery stores, fast food and restaurants. This prime location also features extra street parking nearby. Situated on the main floor, this unit boasts 2 bedrooms, 2 bathrooms, and spans just under 700 square feet, complete with its own patio. It features upgrades such as pot lights, luxury vinyl plank flooring, quartz countertops, under-mount sinks, Kohler faucet fixtures and ENERGY STAR Qualified Appliances. The open concept kitchen includes soft close drawers and stainless steel appliances, flowing seamlessly into a spacious living room with access to a concrete patio equipped with BBQ hookups. The primary bedroom offers ample space with walk-through double closets leading to a 3-piece en-suite featuring a stand-up shower. The second bedroom is located on the opposite side along with another 4-piece bathroom. Additionally, the condo includes full-size stacked in-suite laundry, heated underground parking, and assigned storage.