



**1410, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2147056



\$378,500

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 855 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------------|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 467 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | M-2 d200 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island | | |

Inclusions: N/A

Prepare to be amazed as you step through the door and your first word will undoubtedly be "WOW" upon entering this bright and inviting two-bedroom TOP-FLOOR unit with 9' ceilings. Designed with urban professionals in mind, the layout of this condo is ideal for modern living. The central kitchen, complete with granite countertops, and living room serve as the heart of the space, perfect for both cooking up a storm and entertaining guests or simply relaxing with a cup of coffee in the tranquility of your own home. The westward views offer a sense of peace and serenity like no other. You can also relish the views from your expansive balcony equipped with a natural gas hookup for your BBQ. The two large bedrooms, separated by the main living area, make this layout perfect for roommates or individuals working from home. The second bedroom easily converts into a spacious, sunlit home office. Each bedroom boasts its own bathroom, with the master featuring an ensuite with a luxurious glass and white tile shower, while the secondary bedroom has an adjacent bath and a generously sized, bright laundry and storage room discreetly tucked away. Owners will value the convenience of well-lit, heated underground parking, removing the need for snow removal in winter, alongside a generous storage locker in the basement. Situated within walking distance of essential amenities such as grocery stores, fitness centers, restaurants, and various retail outlets just a short two to three-block stroll away. With excellent proximity to major roadways including Deerfoot, Stoney Trail, Country Hills, and Shaganappi, reaching your destination will be a breeze. This condo offers a fantastic living option in the vibrant North West community of Sage Hill.