



**3202, 3727 SageHill Drive NW
Calgary, Alberta**

MLS # A2161207



\$390,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	878 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Step into this stunning condo that has all your needs! With two parking spaces!! One heated Underground Parking to keep you cozy year-round! Impeccably maintained, this unit feels brand new and features a bright, open floor plan that's perfect for modern living. The kitchen is a chef's dream, boasting sleek white cabinets, elegant quartz countertops, and a spacious layout that flows effortlessly into the living area. The primary suite is your private retreat with a walk-in closet, while the second bedroom offers ample space for a queen bed and custom built-in shelving. The expansive living room is perfect for entertaining, complete with a reinforced wall ready for your mounted TV—movie nights just got an upgrade! Step out onto your private covered balcony, your own little outdoor oasis. All of this in a secure, video-monitored building with underground parking, dedicated storage, and bike storage. And the location? Unbeatable! Walk to Walmart, dine at nearby restaurants, hop on transit, or explore scenic walking paths—everything you need is right at your doorstep. Don't miss your chance to own this exceptional condo in the heart of it all!