



**GRASSROOTS**  
REALTY GROUP

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2115, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2192826



**\$269,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	559 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this Beautiful 1st floor unit | 1 parking | 1 Bedrooms | 1 Full Bathrooms | Huge Balcony. This fully upgraded open floor plan features 1 Bedroom, 4-piece bath with in-unit laundry. Spacious kitchen with lots of storage. The bright living room opens to a balcony that is perfect for entertainment during those hot summer days. Upgrades include 9 foot ceilings, quartz countertops, luxury vinyl plank flooring throughout, LED lighting and stainless steel appliances. 1 parking stall, 1 assigned storage locker and secure bike storage in the parkade. Conveniently located in the heart of Sage Hill, just steps away from public transit, several routes, shopping, Walmart, restaurants, and many other amenities with super easy access to major routes like Stoney Trail. Great opportunity for first time home buyers or investors. Call today for a viewing!!!!