

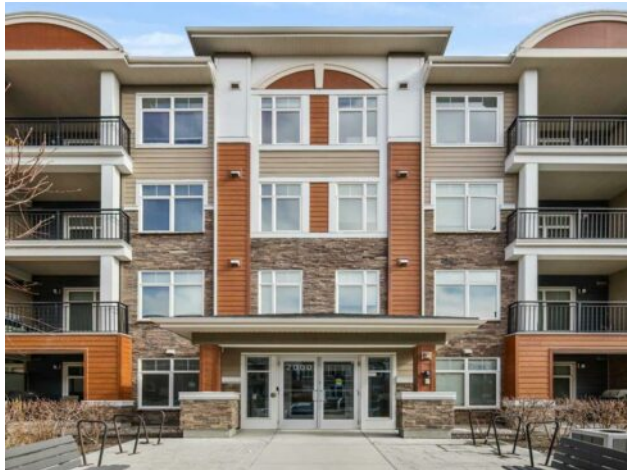


GRASSROOTS
REALTY GROUP

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**2205, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2202266



\$359,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: none

OPEN HOUSE on Saturday, April 12th from 2-4pm. This modern 2-bedroom, 2-bathroom condo offers a bright and spacious open-concept design with high-end finishes throughout. The kitchen is equipped with stainless steel appliances, granite countertops, and a large island—perfect for cooking and entertaining. The primary bedroom includes a full ensuite bathroom with granite countertops, and the second full bathroom offers the same quality finishes. Enjoy the durability and style of luxury vinyl plank flooring in the kitchen, living room, and bathrooms. Additional conveniences include in-suite laundry, air conditioning, a separate titled underground parking stall, and an assigned storage locker. The private balcony with gas barbeque hookup provides a perfect spot to relax and unwind. Move-in ready with all major appliances included—schedule your showing today!