

1205, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2216286



\$254,500

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 571 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Secured, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|
| Heating: | Baseboard, Natural Gas |
| Floors: | Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | - |
| Exterior: | Composite Siding, Stone, Wood Frame |
| Foundation: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home |

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|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 335 |
| LLD: | - |
| Zoning: | M-2 |
| Utilities: | - |

Inclusions: N/A

Private 571 sqft corner unit (titled underground parking) with a smart design and tasteful upgrades. It offers a spacious bedroom, a full bathroom, and a modern kitchen w/large quartz island —perfect for cooking and entertaining. The open floorplan and 9’ ceilings create a bright, airy atmosphere throughout. Step out onto the corner balcony, (enjoy privacy with no buildings right next door) equipped with a gas line for your barbeque. All appliances are included (fridge, stove, dishwasher, washer/dryer, Microwave) The home includes heated underground parking and an assigned storage locker. Pets are welcome with board approval. Near Walmart, gyms, Restaurants, public transit, and other amenities. This building also offers quick access to 144th, Beddington Trail, Shaganappi and Stoney Trail.