

**3113, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2309852**



**\$254,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	569 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Note that stove is induction.

Welcome to comfortable, low-maintenance living in the friendly, northwest community of Sage Hill. This bright one-bedroom condo comes with TITLED UNDERGROUND PARKING and offers a smart, functional layout that is bathed in natural light. Easy care vinyl plank flooring runs through the main living space and bedroom and is complemented by quality stainless-steel appliances, including an induction stove & quartz countertops in the kitchen. Convenient in-suite laundry. Enjoy year-round comfort with AIR CONDITIONING, and relax on your private SOUTH-FACING BALCONY &mdash; perfect for morning coffee or evening unwinding. The home also includes TITLED PARKING a dedicated STORAGE LOCKER for all your extras, as well as BICYCLE STORAGE for added practicality. LOW CONDO FEES make ownership easy and INCLUDES these UTILITIES: heat, water, sewer, and trash collection. Located within walking distance from shopping, restaurants, public transportation and everyday amenities, this property offers excellent convenience whether you're a first-time buyer, downsizer, or investor.