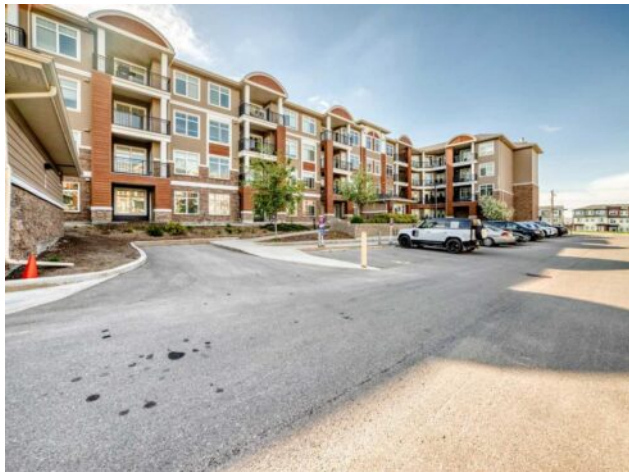


1212, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2311083



\$325,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Sage Hill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 818 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------------|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 487 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Other, Wood Frame | Zoning: | M-2 d200 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |
| Inclusions: | N/A | | |

Welcome to 1212-3727 Sage Hill Drive NW — a bright and beautifully maintained condo offering modern finishes, an open-concept layout, and stunning views. The stylish kitchen features rich cabinetry, quartz countertops, stainless steel appliances, a full-height tile backsplash, and a large island with seating, all flowing seamlessly into the spacious living area. Large windows fill the home with natural light, while the private balcony offers an elevated outlook over the surrounding greenspace and community. This well-designed unit includes two comfortable bedrooms, a contemporary bathroom with a glass shower, in-suite laundry with extra storage space, and assigned underground parking. With its modern color palette, durable flooring, functional layout, and excellent natural light throughout, this home offers both comfort and convenience in one of NW Calgary’s most desirable communities. Close to shopping, restaurants, and major routes, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike.