

**1412, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2311358**



**\$329,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Sliding balcony screen door

**THIS COULD BE THE ONE!** Perfectly positioned on the **TOP FLOOR** with sought-after west exposure, this stunning unit is flooded with natural sunlight and offers the added privacy of having no neighbours above you. From the moment you step inside, you'll immediately appreciate the immaculate condition and pride of ownership throughout. The beautifully designed kitchen features a large island, quartz countertops, stylish backsplash, medium-tone cabinetry, and upgraded stainless steel appliances, perfect for the chef in the family or anyone who loves to entertain. The bright and inviting living area is bathed in sunshine and creates the ideal space to relax after a long day or host friends and family. The spacious primary bedroom is a true retreat, complete with a large window with views, ceiling fan, dual closets, and an upgraded ensuite featuring a stand-up shower. The thoughtfully designed layout places the second bedroom on the opposite side of the unit, providing excellent privacy and noise separation. Nearby, you'll find the upgraded 4-piece main bathroom along with an impressively functional laundry area offering additional storage space. Additional highlights include gorgeous LVP flooring, upgraded 12"x 24" tile in wet areas, full height tiles in both bathrooms, a titled underground parking stall, assigned storage cage, bike storage, and unbeatable proximity to public transportation, restaurants, shopping, and everyday amenities. Leave the car parked and lace up your running shoes, everything you need is within walking distance. Immaculate, stylish, and move-in ready, this exceptional unit is waiting for its new owner. **VIRTUAL TOUR AVAILABLE!**