

**2105, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2312132**



**\$313,500**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, Pantry, Soaking Tub		

**Inclusions:** Window Coverings

Enjoy low maintenance, modern living in this spacious 829 sq ft condo in Calgary's desirable Northwest. Featuring 2 bedrooms, 2 full bathrooms, a titled underground parking stall, and an assigned storage unit, this turn key property is perfect for professionals, downsizers, or investors. The bright, open concept layout seamlessly connects the living and kitchen areas. The modern kitchen features premium granite countertops, stainless steel appliances, sleek cabinetry, and a stylish tile backsplash. The primary bedroom includes a private ensuite with a granite vanity and a spacious glass shower. Positioned on the opposite side of the unit for optimal privacy, the second bedroom is ideal for roommates, guests, or a home office, located just steps from the 4-piece main bath. Additional features include convenient in suite laundry and a large, private balcony. Located in the vibrant community of Sage Hill, you are minutes from shopping, dining, parks, and walking trails, with quick access to Stoney Trail and Shaganappi Trail.