

3417, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2330748



\$249,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully laid out top floor unit in the desirable community of Sage Hill! The open concept floor plan creates a bright and functional living space, with a versatile nook that provides the perfect spot for a home office, study area, or bookshelf. The spacious bedroom offers plenty of room for comfortable living, complemented by a four piece bathroom and the convenience of in-suite laundry. Step outside to your private balcony, complete with a built-in gas line for easy BBQing and outdoor enjoyment. This home also includes one titled underground parking stall, one assigned storage locker and the option for bike storage. Ideally located close to a wide variety of shopping, restaurants, and everyday amenities, with easy access to major routes including Stoney Trail, this is a fantastic opportunity to enjoy comfortable, convenient living in one of Northwest Calgary's popular communities.