

3204, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2336078



\$279,990

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Quartz Counters		
Inclusions:	None		

Want to own without stretching your budget just to get a little more space? At under \$300,000, this end-unit condo in Sage Hill gives you something that's getting harder to find at this price: two bathrooms, a flexible second room, heated underground parking and a modern home you can simply move into. With 675 sq. ft., the layout keeps things efficient. The kitchen features dark cabinetry, stainless steel appliances and plenty of counter space, opening into the living area and out to your covered balcony. The primary bedroom has its own ensuite, while the second room gives you the flexibility to create the home office, guest space, workout room or extra storage you've been missing. You'll also have in-suite laundry, heated underground parking and the convenience of living just minutes from the shopping, restaurants and everyday services that make Sage Hill so easy to live in.