

1217, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2343231



\$259,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Off Street, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Built-in headboard in primary bedroom, TV wall mount

Welcome to your BEAUTIFULLY UPGRADED condo in SAGE HILL! This 1 BEDROOM PLUS DEN home with UNDERGROUND TITLED PARKING is in MINT CONDITION and ready for it's new owner! Built in 2018 and lovingly cared for, this unit is in one of the most WELL-MANAGED CONDO complexes in the NW, MARK 101. Offering tremendous value at only \$259,900 - this 646 square foot property is the perfect entry point into the ever-growing Calgary home market - time to stop renting! This SECOND FLOOR UNIT features modern upgraded finishes and AFFORDABLE MONTHLY FEES of \$407.82, with all utilities included except electricity. The building is well maintained and operated by an active board. There is plenty of visitor parking, secure entry, and friendly neighbors! Upon entering the clean and inviting space, you'll be wowed by the show-stopping kitchen packed with upgrades including granite countertops. The FULL-SIZED ISLAND is the perfect eating area and entertaining hub. Ample cabinetry in a soothing grey-blue adds to the high-end look and complements the stainless steel appliance package. And yes, there is a pantry! In this well-thought-out design, you'll find a large living area opening onto a COVERED BALCONY complete with a gas BBQ hook up. Just off the living space is the den, perfect for your work-from-home needs! Completing the floor-plan is a large bedroom and a stylish bathroom. Opposite the kitchen, you'll find a convenient laundry area complete with a FULL-SIZED LAUNDRY PAIR and plenty of storage. (There is also a DEDICATED STORAGE SPACE UNDERGROUND!) Sage Hill has all the amenities you need within the community, including shopping, schools, and parks. Located on Calgary's ring road, allowing great access to all quadrants of the city within a 30 minute drive. With Calgary's growing

popularity, don't miss buying now while it's still affordable! Call your favourite Realtor for a private showing!