

**1212, 3727 Sage Hill Drive NW
 Calgary, Alberta**

MLS # A2351949

\$309,999

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Composite Siding, Other, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 1212-3727 Sage Hill Drive NW! This bright and beautifully maintained condo offers modern finishes, an open-concept layout, and lovely views of the surrounding greenspace and community. The stylish kitchen features rich cabinetry, quartz countertops, stainless steel appliances, a full-height tile backsplash, and a spacious island with seating, seamlessly connecting to the inviting living area. Large windows bring in plenty of natural light, while the private balcony provides the perfect spot to enjoy the elevated views. The thoughtfully designed unit includes two comfortable bedrooms, a contemporary bathroom with a glass shower, in-suite laundry with additional storage, and assigned underground parking. With its modern colour palette, durable flooring, and functional layout, this home combines comfort and practicality in a desirable NW Calgary community. Conveniently located close to shopping, restaurants, and major routes, this is an excellent opportunity for first-time buyers, downsizers, or investors alike!