

# \$368,000 - 3108, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2210312

**\$368,000**

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This open concept main floor 2 bedroom, 2 bathroom condo has AIR-CONDITIONING and is located in popular Sage Hill in the well maintained "Mark 101" by Shane Home, walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout, vinyl windows with sleek blinds, and in-suite laundry. In the well appointed kitchen, there are white cabinets, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with large windows and a patio door leading to your private spacious main floor patio, with gas line roughed in. The primary bedroom has an en-suite bathroom and large walk-thru closet. The second bedroom is across the hall from the stylish 4 piece bathroom, and both are located on the other side of the family room from the primary allowing for maximum privacy. This unit also includes 1 titled underground parking stall, a storage locker, and there is secure bike storage available in the parkade. Condo fees are affordable and include heat/water/sewer. Located just steps away from public transit, shopping, restaurants, and many other amenities, this is a GREAT place to live OR a wonderful investment property.

Built in 2022

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210312          |
| Price          | \$368,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 811               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3108, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall, Underground       |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | Central Air                                                               |
| # of Stories      | 4                                                                         |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame, Composite Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | M-2              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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