

# \$349,900 - 3405, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2210291

## \$349,900

2 Bedroom, 2.00 Bathroom, 702 sqft

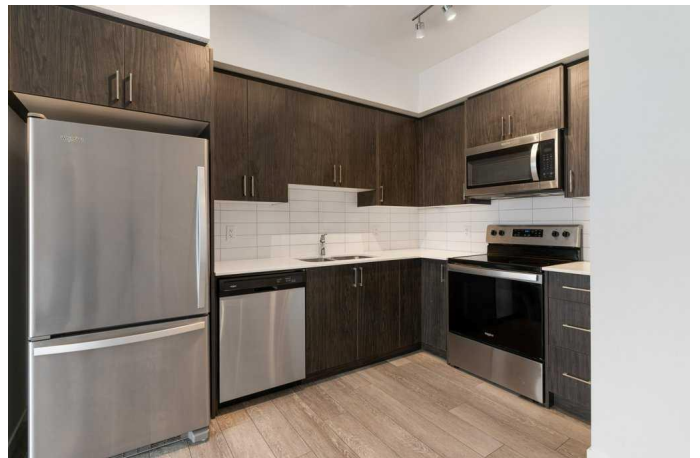
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This TOP FLOOR 2 bedroom, 2 bathroom condo 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. As you enter the unit, you will find a 4 piece bathroom, and the laundry closet. The modern Kitchen has a functional and warm feel, with dark brown laminate finished cabinets, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with a large, bright, sunny window and a patio door leading to your private covered balcony, with gas line roughed in. The primary bedroom has an en-suite bathroom and double closets. The second bedroom is across 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® #	A2210291
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	702
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3405, 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	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 17th, 2025
Days on Market	20
Zoning	M-2

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.