

**1113, 3727 Sage Hill Drive NW
Calgary, Alberta****MLS # A2244365****\$352,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: Fobs and unit keys, TV mount, cabinets in laundry room

Welcome to this beautifully maintained ground-level apartment located in the vibrant and growing community of Sage Hill, NW Calgary—a perfect blend of urban convenience and suburban comfort. This 2-bedroom, 2-bathroom condo offers an exceptional layout and thoughtful finishes, making it an ideal home for first-time buyers, downsizers, or savvy investors. Step inside to discover a modern open-concept floor plan that flows effortlessly from room to room. The spacious kitchen is a true standout, featuring sleek stainless steel appliances, ample counter space, and a generous kitchen island with seating and additional storage—perfect for casual meals or hosting friends and family. The kitchen opens seamlessly to the living room, which boasts a beautiful tile-surround electric fireplace that serves as a cozy and stylish focal point. Large windows allow natural light to pour in, and direct access to your private southwest-facing patio makes indoor-outdoor living a breeze. Designed with privacy in mind, the two bedrooms are situated on opposite sides of the unit. The primary suite is spacious and bright, offering double closets and a private ensuite bathroom complete with a stand-up shower. The second bedroom is equally roomy and conveniently located next to the second full bathroom, which also provides access to a large laundry room with stacked washer and dryer, built-in cabinets and shelving—a rare and practical feature in condo living. You’ll love the durable and stylish vinyl plank flooring throughout the main living areas and bedrooms—no carpet anywhere!—along with tile flooring in the bathrooms for easy maintenance and a modern touch. This home comes complete with a titled underground parking stall and an assigned storage locker, adding even more value and convenience. Nestled in the peaceful yet

well-connected community of Sage Hill, you'll enjoy proximity to endless amenities. The community features green spaces, walking and biking trails and beautiful ravines. Minutes away are the Sage Hill Crossing and Beacon Hill shopping centres, offering grocery stores, restaurants, fitness studios, medical services, and more. Quick access to Stoney Trail and Shaganappi Trail makes commuting to other parts of the city quick and easy. This move-in ready unit truly combines style, function, and location.