# \$328,000 - 3405, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2234227

### \$328,000

2 Bedroom, 2.00 Bathroom, 702 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

\*\*OPEN HOUSE THIS SUNDAY SEPTEMBER 28 1:00-3:00PM\*\* Stylish, well laid out TOP FLOOR 2 bedroom, 2 bathroom condo. 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.







#### **Essential Information**

MLS® # A2234227 Price \$328,000

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 Bicycle Storage, Elevator(s), Visitor Parking

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, 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 June 24th, 2025

Days on Market 133 Zoning M-2

# **Listing Details**

Listing Office Royal LePage Benchmark

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