

1404, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2201128



\$279,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Nestled in the highly sought-after Sage Hill, this stunning top-floor corner unit offers the perfect blend of modern luxury and convenience. Bright and airy, the spacious 1 bed, 1 bath home boasts with 9 feet ceilings and an abundance of natural light. The sleek kitchen is a chef's dream, featuring a large island with beautiful quartz countertops and stainless steel appliances. Unwind in the expansive living area or step out onto your private corner balcony—complete with a gas line, perfect for summer BBQs. The luxurious 4-piece bathroom and in-unit laundry add to the comfort and ease of living. With underground heated parking and most utilities included in the condo fee, this home is as practical as it is stylish. Quiet, private, and just moments from transit, shopping, and major highways—perfect for first time home buyers or investors! Book your showing today!