

1314, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2206934



**\$269,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

END UNIT with upgraded finishes on the 3rd floor, offering 1 large bedroom, a full bathroom and gourmet kitchen with a large kitchen island and quartz countertops. Private corner balcony with gas line BBQ. Open floorplan with 9' ceilings. Also included is an underground heated titled parking and an assigned storage locker. This is a pet-friendly building subject to the Board's approval. An amazing location with walking distance to Walmart, restaurants, public transits, and many other amenities. Quick access to Shaganappi and Stoney Trail. An excellent property for first time homebuyers and/or investors.