

# **\$346,000 - 3108, 3727 Sage Hill Drive Nw, Calgary**

MLS® #A2234201

## **\$346,000**

2 Bedroom, 2.00 Bathroom, 811 sqft

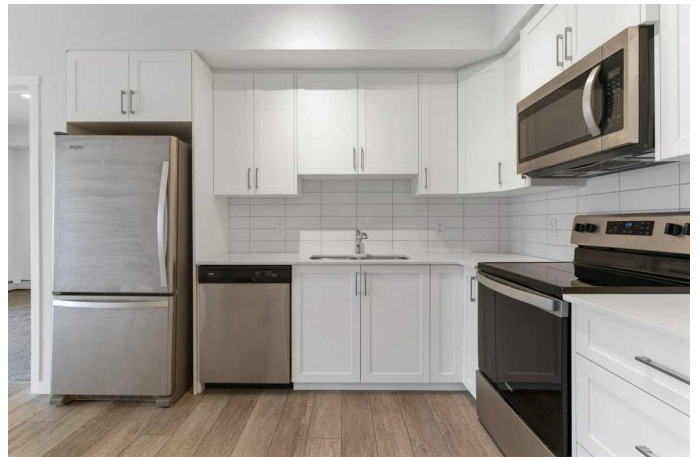
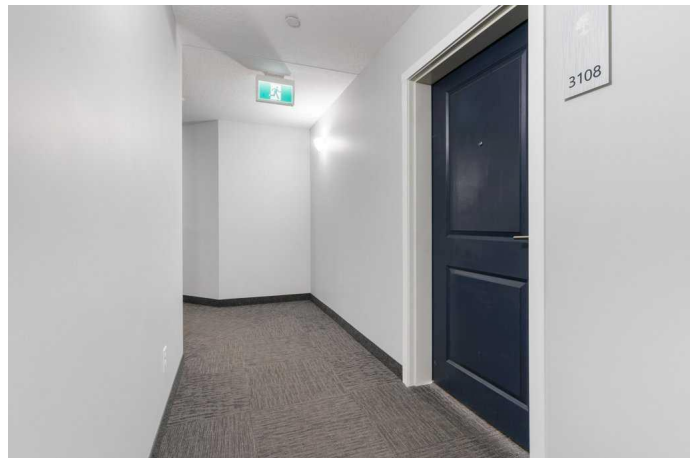
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Gorgeous unit with AIR-CONDITIONING in popular Sage Hill. This open concept main floor 2 bedroom, 2 bathroom condo located in the well maintained "Mark 101" by Shane Home is 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. In the well appointed kitchen , there are white cabinets, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with large windows and a patio door leading to your private spacious main floor patio, with gas line roughed in. The primary bedroom has an en-suite bathroom and large walk-thru closet. The second bedroom is across the hall from the stylish 4 piece bathroom, and both are located on the other side of 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® #	A2234201
Price	\$346,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3108, 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	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	June 24th, 2025
Days on Market	47
Zoning	M-2

## **Listing Details**

Listing Office	Royal LePage Benchmark
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