

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

MLS® #A2234201

**\$346,000**

2 Bedroom, 2.00 Bathroom, 811 sqft

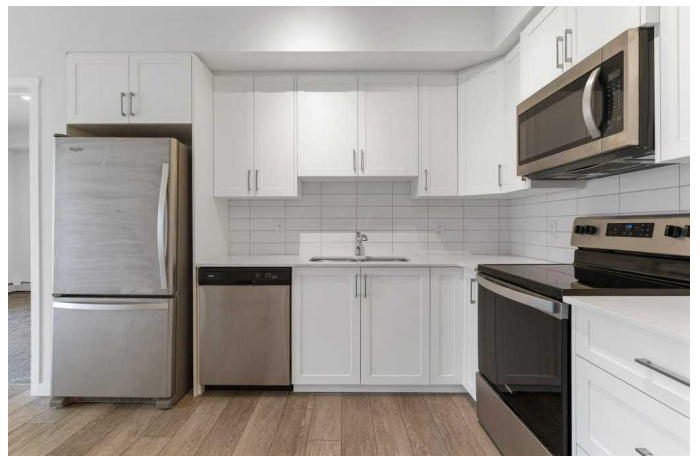
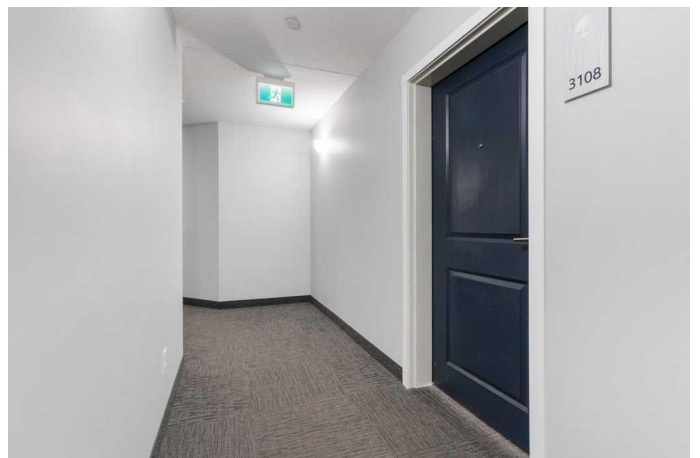
Residential on 0.00 Acres

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, Composite Siding, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 24th, 2025
Days on Market	17
Zoning	M-2

## **Listing Details**

Listing Office	Royal LePage Benchmark
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