

1404, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2201128



**\$279,900**

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

**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!