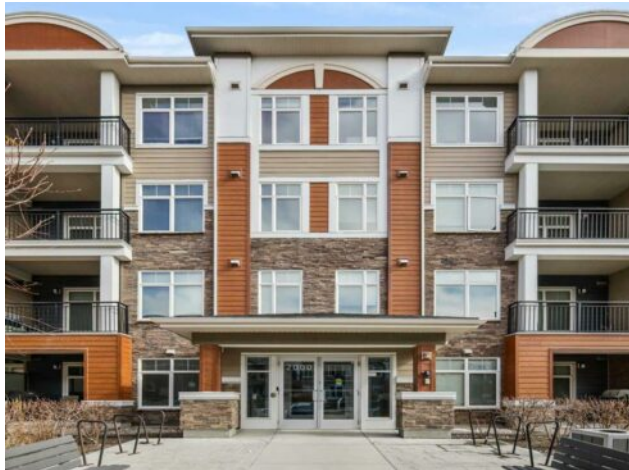


2205, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2202266



\$369,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 473

Basement: -

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: M-2

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: none

This modern 2-bedroom, 2-bathroom condo offers a bright and spacious open-concept design with high-end finishes throughout. The kitchen is equipped with stainless steel appliances, granite countertops, and a large island—perfect for cooking and entertaining. The primary bedroom includes a full ensuite bathroom with granite countertops, and the second full bathroom offers the same quality finishes. Enjoy the durability and style of luxury vinyl plank flooring in the kitchen, living room, and bathrooms. Additional conveniences include in-suite laundry, air conditioning, a separate titled underground parking stall, and an assigned storage locker. The private balcony with gas barbeque hookup provides a perfect spot to relax and unwind. Move-in ready with all major appliances included—schedule your showing today!