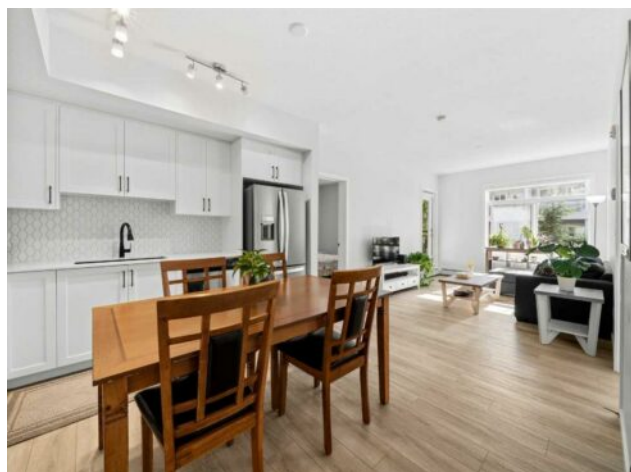


**3111, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2244838



\$329,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: None

Looking for your first place together or a smart move for your growing family? This bright and welcoming 2-bedroom, 2-bath condo in Sage Hill is a fantastic opportunity to put down roots in one of NW Calgary's most family-friendly communities. Located on the main floor (ideal for strollers, little ones, or furry companions), this unit offers an open-concept layout with brand-new stainless steel appliances, luxury vinyl plank flooring, and in-suite laundry—everything you need for comfortable, easy living. The large balcony is a great spot for morning coffees or evening downtime, and with two full bathrooms (including an ensuite with marble tile and a stand-up shower), there's room for everyone to get ready without the morning rush. Included: a titled underground parking stall, assigned storage, and even a bike storage area—perfect for active families or weekend explorers. Sage Hill has quickly become a go-to for young families and couples alike, with its network of walking paths, playgrounds, schools, and convenient shopping just minutes from your door (Walmart, Co-Op, daycare, restaurants, and more). Plus, with easy access to Stoney Trail, you're well connected to the rest of the city. Whether you're buying your first home or simply looking for a low-maintenance lifestyle in a great area, this condo checks all the boxes. Move-in ready and priced right—don't miss your chance to call Sage Hill home.