

**1112, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2263833



\$348,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: TV in living room

Welcome to Suite 1112 at 3727 Sage Hill Drive NW, a beautifully upgraded MAIN-FLOOR CONDO that combines MODERN STYLE, FUNCTIONALITY, and COMFORT in one of Calgary's most desirable northwest communities. This thoughtfully designed home features HIGH-QUALITY FINISHES and a SMART, EFFICIENT LAYOUT, making it an excellent choice for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS looking for low-maintenance luxury. Step inside to discover a BRIGHT, OPEN-CONCEPT LIVING SPACE with LUXURY VINYL PLANK FLOORING throughout and an abundance of NATURAL LIGHT. The UPGRADED KITCHEN stands out with QUARTZ COUNTERTOPS, a FULL-HEIGHT BACKSPLASH, and PREMIUM STAINLESS STEEL APPLIANCES, including an oven that has been rarely used. Designed for both cooking and entertaining, the kitchen flows seamlessly into the DINING AND LIVING AREAS, creating a warm and inviting atmosphere. Enjoy WEST-FACING SUNSETS from your PRIVATE BALCONY, complete with a GAS LINE FOR YOUR BBQ—the perfect setting for summer evenings and gatherings with friends. The SPACIOUS PRIMARY BEDROOM offers a DOUBLE-SIDED WALK-IN CLOSET and a PRIVATE ENSUITE BATHROOM with a WALK-IN SHOWER, creating a MODERN, SPA-LIKE RETREAT. A SECOND BEDROOM provides flexibility for a HOME OFFICE, GYM, or GUEST ROOM, while IN-SUITE LAUNDRY adds everyday convenience. Additional features include a TITLED PARKING STALL, SECURED BUILDING ACCESS, and ACCESS TO WELL-MAINTAINED COMMON AREAS. Situated in the VIBRANT COMMUNITY OF SAGE HILL, this home offers close proximity to SHOPS, RESTAURANTS, GROCERY STORES, FITNESS STUDIOS, and WALKING

PATHS. With quick access to STONEY TRAIL and SHAGANAPPI TRAIL, commuting across the city is simple and efficient. Suite 1112 at 3727 Sage Hill Drive NW delivers MODERN FINISHES, A FUNCTIONAL FLOOR PLAN, and A PRIME LOCATION—a perfect combination of STYLE, COMFORT, and CONVENIENCE.