

# **\$329,900 - 3214, 3727 Sage Hill Drive Nw, Calgary**

MLS® #A2195450

**\$329,900**

2 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

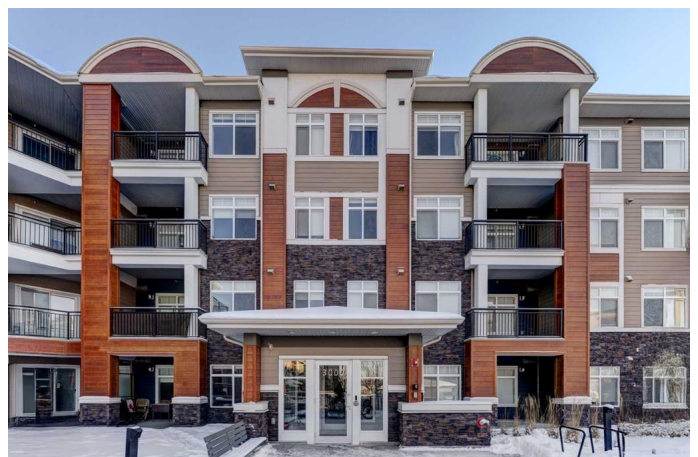
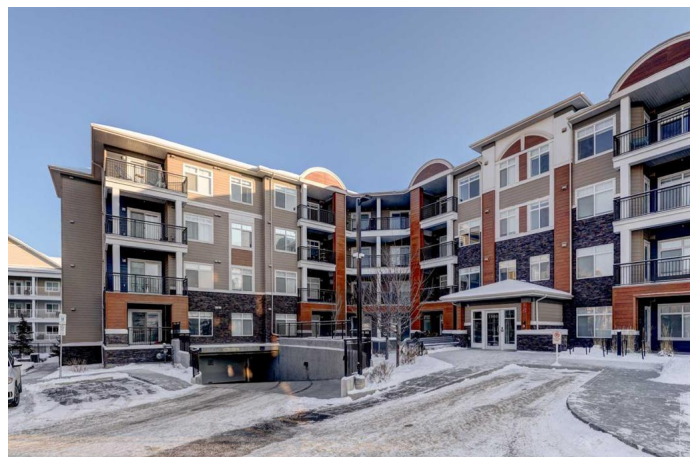
The Mark 101 by Shane Homes! Welcome to unit 3214, 2nd floor unit, which is an open-concept luxury 2 bedroom condo and is located in popular Sage Hill, walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout , vinyl windows with sleek blinds, and in-suite laundry. In the well appointed kitchen , there are white cabinets, white quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with a ceiling fan, large windows and sliding patio doors leading to your private spacious balcony, with gas line roughed in. The large bedroom is located next to the stylish 4 piece bathroom, the laundry closet and the second room which can serve as an office. This suite also includes 1 assigned parking stall, a storage locker, and there is secure bike storage available in the parkade. Condo fees are affordable and include gas/heat/water/sewer. Just steps away from public transit, shopping, restaurants, and many other amenities! A great place to live OR a wonderful investment property (those units are very easy to rent -very popular with renters!)

Built in 2022

## **Essential Information**

MLS® #

A2195450



|                |               |
|----------------|---------------|
| Price          | \$329,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 675           |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3214, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R1T7                        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Stall                                                 |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Lighting, Uncovered Courtyard |
| Roof              | Asphalt Shingle               |
| Construction      | Concrete, Wood Frame          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 59                  |
| Zoning         | M-2 d200            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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