

# **\$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

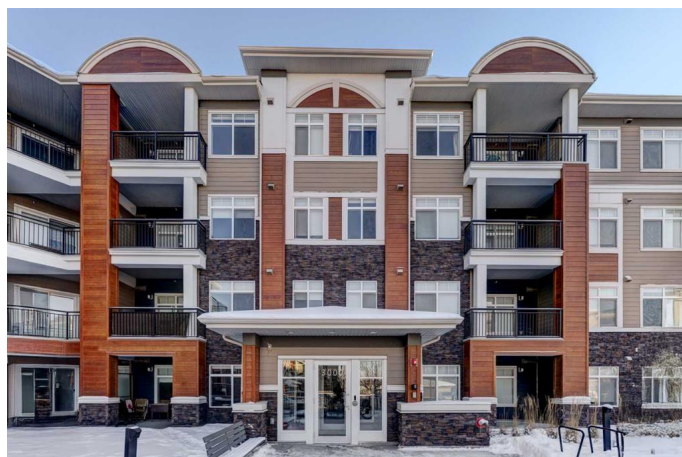
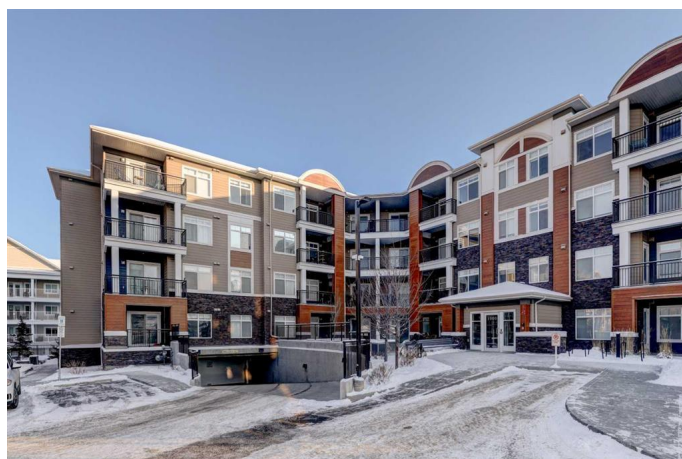
The Mark 101 by Shane Homes! Welcome to unit 3214, 2nd floor unit, which is an open-concept luxury 2 bedroom condo and is located in popular Sage Hill, walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout , vinyl 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	62
Zoning	M-2 d200

### **Listing Details**

Listing Office	RE/MAX First
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