

# \$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

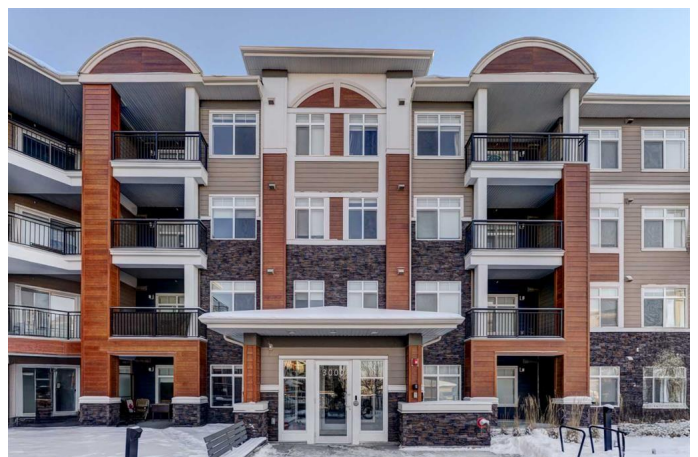
The Mark 101 by Shane Homes! Welcome to unit 3214, 2nd floor unit, which is an open-concept luxury 2 bedroom condo and is located in popular Sage Hill, walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout, vinyl windows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