

# \$385,000 - 3308, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2220118

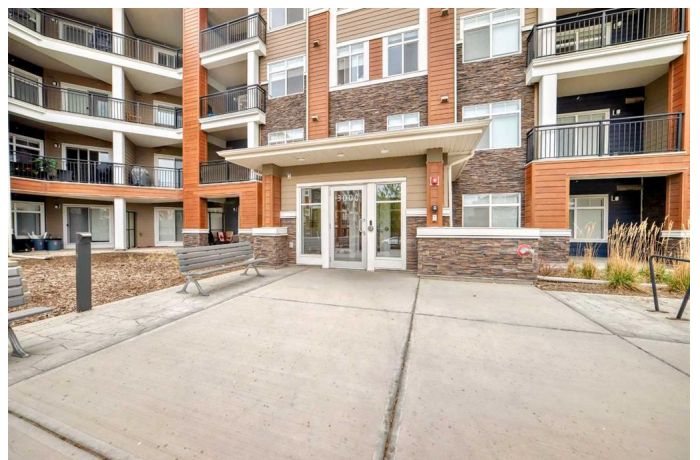
**\$385,000**

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this spotless and bright modern design and stylish finishes 3d floor condo Unit in Building 3000 built in 2022 "The Mark 101" by Shane Homes. This Unit boasts 2 spacious bedrooms, two full bathrooms, East facing balcony plus one titled underground heated parking stall and an assigned storage locker. Upon entering the unit you will be greeted by an open floor plan radiates light and space. The open concept kitchen is crafted with loads of white cabinetry, gleaming quartz countertops & upgraded stainless steel appliances. Living area is steps to private balcony with view of community. Good size primary bedroom with walk through closets to 3-piece ensuite where owner has upgraded the shower ceramic wall tile to ceiling and drawers to bath vanities. Other upgrade also included luxury Vinyl Plank and ceramic tile flooring, carpet underlay from 6lb to 8lb for 2 bedroom suite, soft close hinges. This condo is ideally located with short walk to Sage Hill Crossing shopping/ dining and bus services. Easy to view. 2025 City Assessment in this unit is \$380,000 plus Parking Stall \$10,000.00.



Built in 2022

## Essential Information

MLS® # A2220118

Price \$385,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 818               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3308, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Titled, Underground                                  |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Electric                                                                                  |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Stone, Wood Frame |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 10th, 2025 |
| Zoning      | M-2            |

HOA Fees 473  
HOA Fees Freq. MON

Listing Details

Listing Office Grand Realty

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