

# \$346,000 - 3108, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2234201

## \$346,000

2 Bedroom, 2.00 Bathroom, 811 sqft

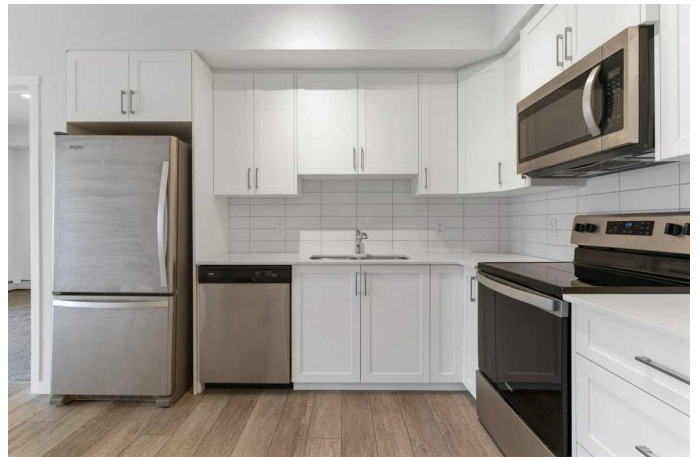
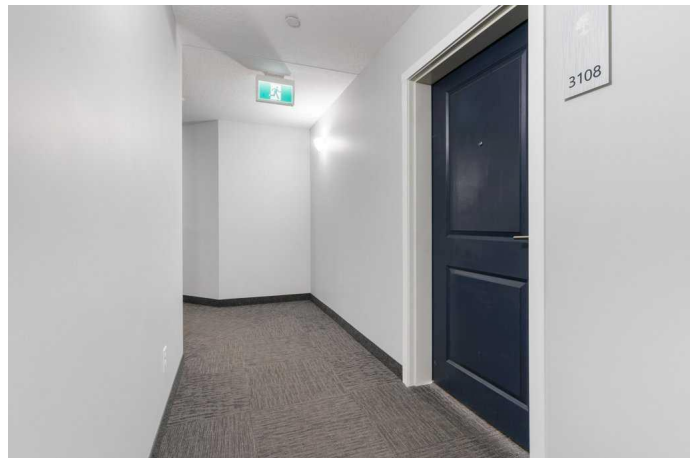
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Gorgeous unit with AIR-CONDITIONING in popular Sage Hill. This open concept main floor 2 bedroom, 2 bathroom condo located in the well maintained "Mark 101" by Shane Home is 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, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with large windows and a patio door leading to your private spacious main floor patio, with gas line roughed in. The primary bedroom has an en-suite bathroom and large walk-thru closet. The second bedroom is across the hall from the stylish 4 piece bathroom, and both are located on the other side of the family room from the primary allowing for maximum privacy. This unit also includes 1 titled underground parking stall, a storage locker, and there is secure bike storage available in the parkade. Condo fees are affordable and include heat/water/sewer. Located just steps away from public transit, shopping, restaurants, and many other amenities, this is a GREAT place to live OR a wonderful investment property.

Built in 2022

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2234201          |
| Price          | \$346,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 811               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3108, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Titled, Underground                           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)  |
| Appliances        | Central Air Conditioner, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | Central Air   |
| # of Stories      | 4   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                                      |
| Construction      | Brick, Composite Siding, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 83              |
| Zoning         | M-2             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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