

\$370,000 - 1310, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2139311

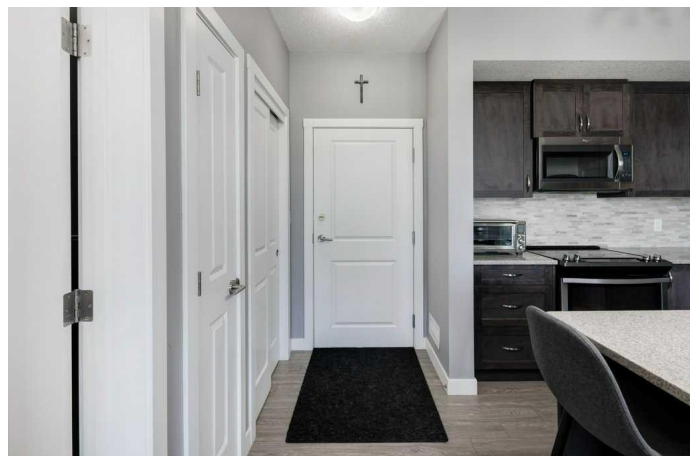
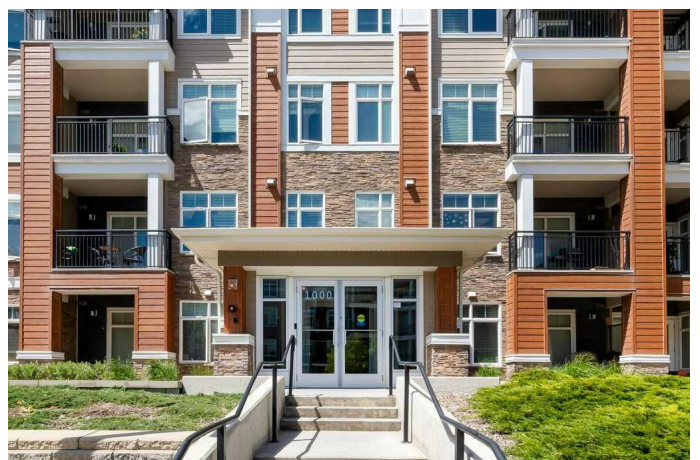
\$370,000

2 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Immaculate and stylish, 2 bedroom unit with high-end upgrades, heated underground parking and an incredible Sage Hill location. The sophisticated open floor plan is basked in natural light with a casually elegant designer style that includes grand 9'™ ceilings for an airy ambience, rarely found in a condo. Relaxation is invited in the bright living room with clear sightlines throughout for easy interactions with family and guests. The adjacent covered balcony with a gas line entices peaceful morning coffees, evenings barbecuing with friends and lazy weekends soaking up the fresh air. Show off your culinary prowess in the gourmet kitchen featuring stone countertops, stainless steel appliances and a fantastic island with an eating bar and built-in table so everyone can easily gather. The floor plan is the perfect layout for privacy with the living room separating the bedrooms ideal for roommates or working from home. Retreat at the end of the day to the calming primary oasis where dual closets lead to your lavish 3-piece ensuite. The second bedroom is handily located on the other side of the unit near the 4-piece bathroom. In-suite laundry, titled underground parking and a separate storage locker add to your comfort and convenience. Ideally located in the Mark 101 complex popular due to sound-dampening construction and beautifully landscaped grounds. Mere steps to the extensive pathways that wind throughout this charming community. Across the street, Sage Hill Crossing has seemingly



endless amenities for shopping and dining
plus numerous services further adding to your
convenient lifestyle. Truly a wonderful location
for this impeccably maintained, move-in ready
home!

Built in 2018

Essential Information

MLS® #	A2139311
Price	\$370,000
Sold Price	\$369,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1310, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T7

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 22nd, 2024
Days on Market	15
Zoning	M-2 d200
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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