\$378,500 - 1410, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2147056

\$378,500

2 Bedroom, 2.00 Bathroom, 855 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Prepare to be amazed as you step through the door and your first word will undoubtedly be "WOW" upon entering this bright and inviting two-bedroom TOP-FLOOR unit with 9' ceilings. Designed with urban professionals in mind, the layout of this condo is ideal for modern living.

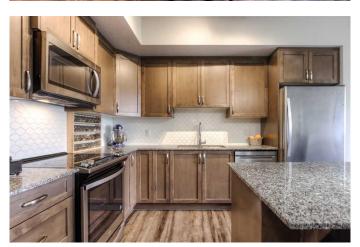
The central kitchen, complete with granite countertops, and living room serve as the heart of the space, perfect for both cooking up a storm and entertaining guests or simply relaxing with a cup of coffee in the tranquility of your own home. The westward views offer a sense of peace and serenity like no other. You can also relish the views from your expansive balcony equipped with a natural gas hookup for your BBQ.

The two large bedrooms, separated by the main living area, make this layout perfect for roommates or individuals working from home. The second bedroom easily converts into a spacious, sunlit home office. Each bedroom boasts its own bathroom, with the master featuring an ensuite with a luxurious glass and white tile shower, while the secondary bedroom has an adjacent bath and a generously sized, bright laundry and storage room discreetly tucked away.

Owners will value the convenience of well-lit, heated underground parking, removing the need for snow removal in winter, alongside a







generous storage locker in the basement. Situated within walking distance of essential amenities such as grocery stores, fitness centers, restaurants, and various retail outlets just a short two to three-block stroll away.

With excellent proximity to major roadways including Deerfoot, Stoney Trail, Country Hills, and Shaganappi, reaching your destination will be a breeze. This condo offers a fantastic living option in the vibrant North West community of Sage Hill.

Built in 2018

Essential Information

MLS® # A2147056 Price \$378,500 Sold Price \$375,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 855
Acres 0.00
Year Built 2018

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Sold

Community Information

Address 1410, 3727 Sage Hill Drive Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 1J1

Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Storage, Visitor Parking

Parking Spaces

Parking Underground

Interior

Interior Features Granite Counters, Kitchen Island

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line

Construction Stone, Vinyl Siding

Additional Information

Date Listed July 9th, 2024

Date Sold July 31st, 2024

Days on Market 21

Zoning M-2 d200

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.