

\$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
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Parking Spaces	1
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.
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