

# \$360,000 - 3308, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2220118

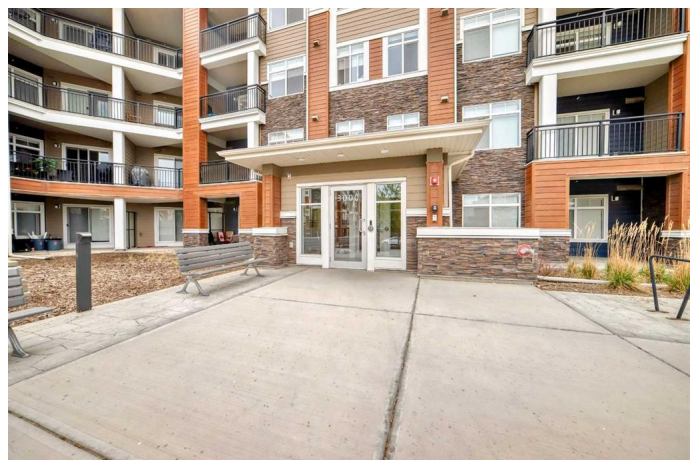
## \$360,000

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	\$360,000
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	High Ceilings, Quartz Counters, Vinyl Windows, Track Lighting
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
Days on Market	18

Zoning	M-2
HOA Fees	473
HOA Fees Freq.	MON

## Listing Details

Listing Office	Grand Realty
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