

**1312, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2168006**



**\$369,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** None

Welcome to #1312, Sage Hill Drive. This condo is ideally located a short walk away from grocery stores, restaurants and public transportation. It boasts 2 bedrooms and two full bathrooms, and comes with a titled parking stall inside the secured and heated parkade, as well as an assigned caged storage locker. Inside, the bright kitchen features gorgeous white quartz counter tops, a designer mosaic tiled backsplash, light grey cabinets, pantry closet, and upgraded stainless steel appliances. The kitchen space leads straight into the living room providing both the convenience and comfort of an open concept design. The generously sized patio has lots of room for furniture and is the perfect outdoor space to sit and relax, or entertain your guests. The master bedroom offers ample storage boasting a his-and-hers closet and features a convenient 3-piece ensuite with large shower. The second bedroom is located across from the living room for extra privacy and is adjacent to the well appointed full 4-piece bathroom. The condo is finished off by a large laundry room with even more storage as well as a front hall closet. With this many features and conveniences, this condo won't be on the market for long! Book your private showing today!