



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 SAGEHILL Drive #3202, Calgary T3R 1J1**

MLS® #: **A2161207**

Area: **Sage Hill**

Listing Date: **08/29/24**

List Price: **\$379,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **877**  
Low Sqft:  
Ttl Sqft: **877**

DOM

**84**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Composite Siding,Stone,Wood Frame**  
Flooring:  
**Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Microwave Hood Fan,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>11`11" x 4`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`8" x 9`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`11" x 11`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$487**

Title:  
**Fee Simple**

Zoning:  
**M-2 d200**

Legal Desc: 2210852;287

Fee Freq:  
Monthly

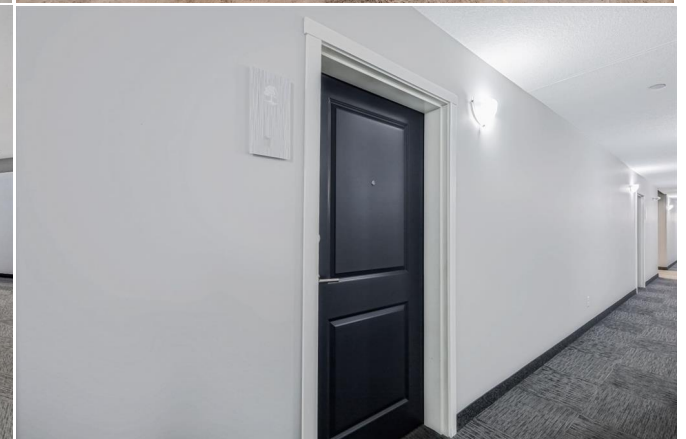
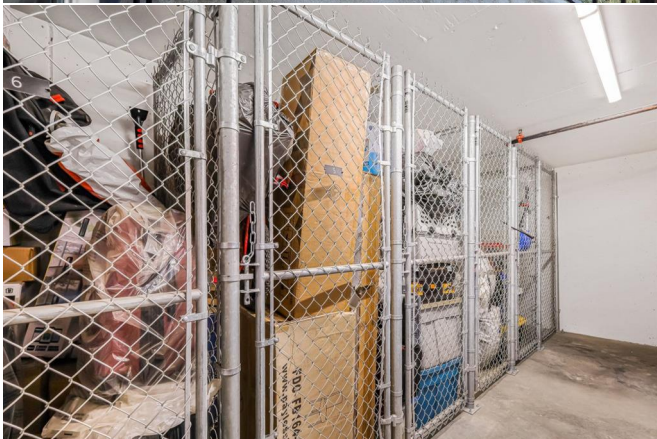
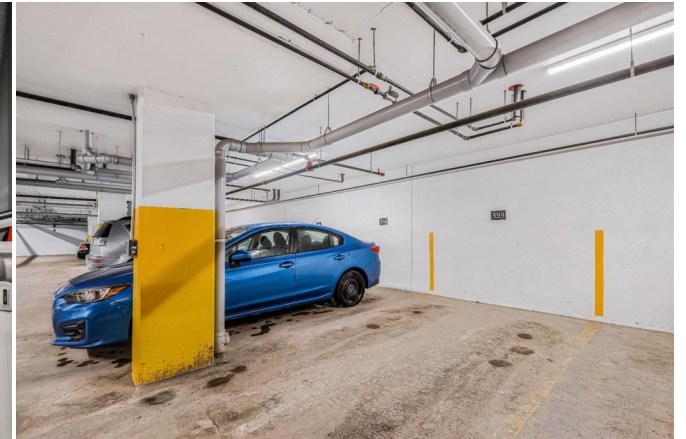
Remarks

Pub Rmks: **Step into this stunning condo that has all your needs! With two parking spaces!! One heated Underground Parking to keep you cozy year-round! Impeccably maintained, this unit feels brand new and features a bright, open floor plan that's perfect for modern living. The kitchen is a chef's dream, boasting sleek white cabinets, elegant quartz countertops, and a spacious layout that flows effortlessly into the living area. The primary suite is your private retreat with a walk-in closet, while the second bedroom offers ample space for a queen bed and custom built-in shelving. The expansive living room is perfect for entertaining, complete with a reinforced wall ready for your mounted TV—movie nights just got an upgrade! Step out onto your private covered balcony, your own little outdoor oasis. All of this in a secure, video-monitored building with underground parking, dedicated storage, and bike storage. And the location? Unbeatable! Walk to Walmart, dine at nearby restaurants, hop on transit, or explore scenic walking paths—everything you need is right at your doorstep. Don't miss your chance to own this exceptional condo in the heart of it all!**

Inclusions: none  
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





3202-3727 Sage Hill Dr NW, Calgary, AB

Main Floor Interior Area 877.00 sq ft



0 3 6

PREPARED: 2024/08/28

Notes: Dimensions are approximate and are subject to independent verification.