



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #3104, Calgary T3R 1T7

MLS® #: **A2171381** Area: **Sage Hill** Listing Date: **10/09/24** List Price: **\$309,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 21-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **670**

Low Sqft:

Ttl Sqft: **670**

DOM

115

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	23`0" x 33`1"	4pc Ensuite bath	Main	23`9" x 15`10"
Bedroom	Main	35`10" x 29`9"	Kitchen	Main	41`10" x 35`3"
Living Room	Main	33`11" x 35`0"	Bedroom - Primary	Main	58`3" x 36`11"

Legal/Tax/Financial

Condo Fee: **\$374** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

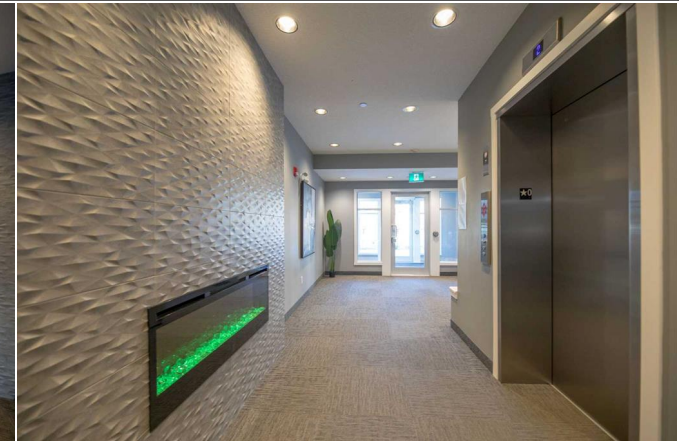
Legal Desc: 2210852

Remarks

Pub Rmks: **PRICE REDUCED FOR QUICK SALE | QUICK POSSESSION | Welcome to Sage Hill, a beautiful community in Calgary, NW. This Two-bedroom, Two-Bath Condominium on the main floor will make you feel at home. When you enter the unit, you will be welcomed by an upgraded kitchen with stainless steel appliances and a kitchen island(the client paid extra for this island). The kitchen looks over the Living room, which looks over the patio with a double patio glass door. The master bedroom comes next with a 4 PC ensuite. Another bedroom and a 3pc bath and laundry sum it all up. There are lots of upgrades in this condominium, such as flooring, Kitchen island, backsplash, etc. This condo is close to many amenities, such as shopping, coffee, restaurants, transit, etc. Feel free to book a private showing with your favourite agent.**

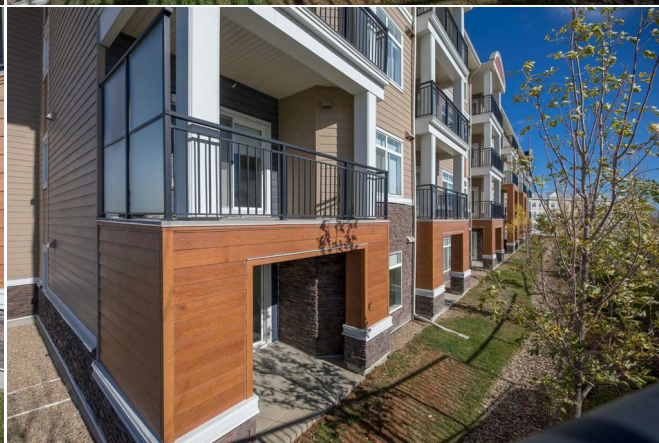
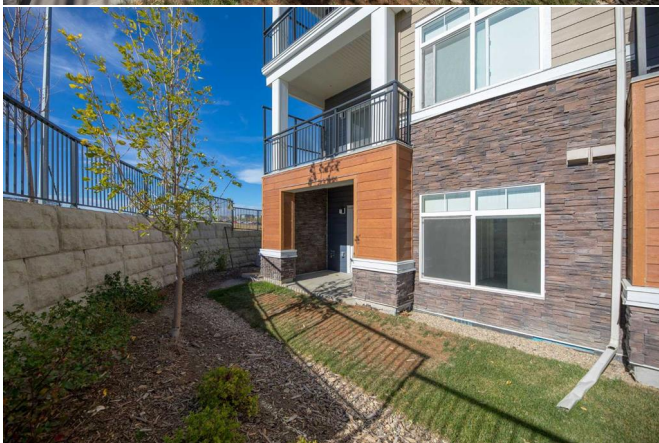
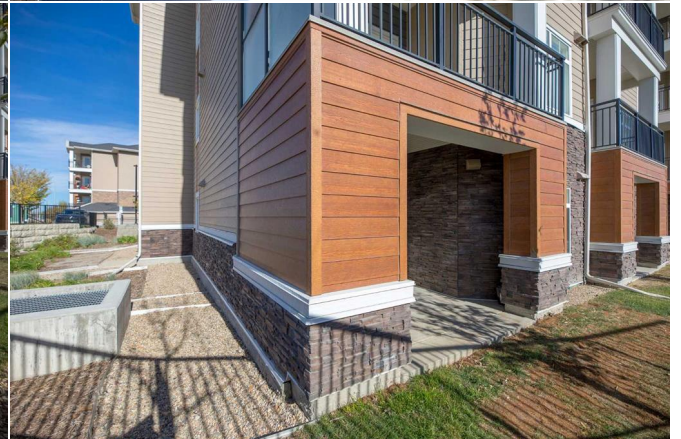
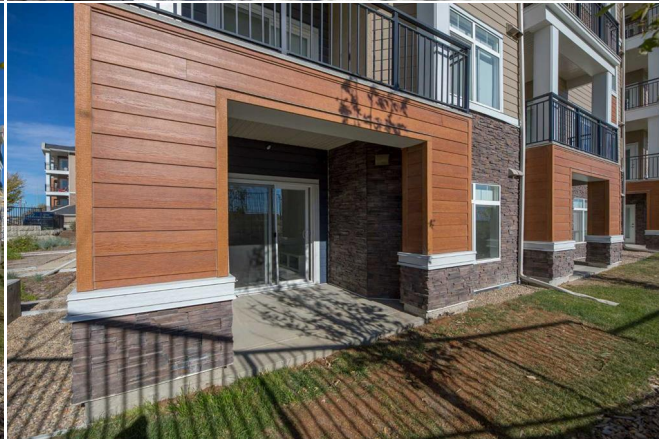
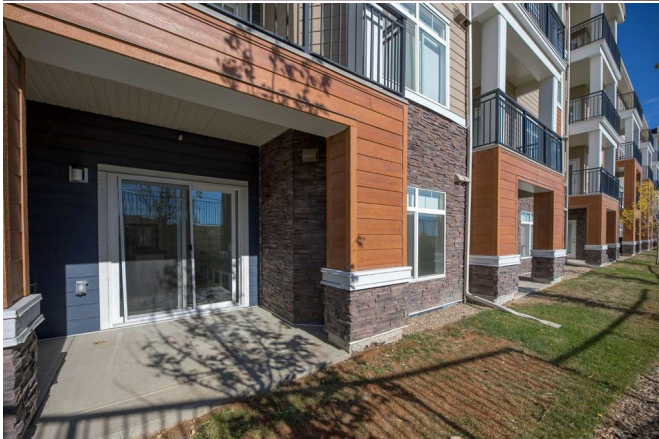
Inclusions: **Kitchen Island**
Property Listed By: **Royal LePage Benchmark**

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











3104-3727 Sage Hill Dr NW, Calgary, AB

Main Level
Exterior Area 737.56 sq ft
Interior Area 870.85 sq ft



PREPARED 2024/10/28



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.