



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 SAGE HILL Drive #1312, Calgary T3R1T7**

MLS® #: **A2184773**

Area: **Sage Hill**

Listing Date: **01/01/25**

List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Parkade, Titled, Underground**

Finished Floor Area

Abv Sqft: **820**  
Low Sqft:  
Ttl Sqft: **820**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Composite Siding, Stone**  
Flooring: **Carpet, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 0" x 6' 8"	Kitchen	Main	8' 10" x 11' 6"
Living/Dining Room Combination	Main	11' 1" x 15' 11"	Bedroom - Primary	Main	10' 8" x 11' 0"
Bedroom	Main	9' 1" x 12' 1"	Laundry	Main	5' 9" x 6' 9"
3pc Ensuite bath	Main	6' 9" x 8' 6"	4pc Bathroom	Main	5' 8" x 9' 0"

Legal/Tax/Financial

Condo Fee:  
**\$473**

Title:  
**Fee Simple**

Zoning:  
**M-2 d200**

Fee Freq:  
**Monthly**

Legal Desc: **1712012**

Remarks

Pub Rmks: **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, two full bathrooms, comes with a titled parking stall inside the secured and heated parkade, and an assigned, secure storage locker. 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!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX West Real Estate**

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







