



3111, 3727 Sage Hill Drive NW, Calgary, Alberta - \$329,900



Main Photo

Property Description

Looking for your first place together or a smart move for your growing family? This bright and welcoming 2-bedroom, 2-bath condo in Sage Hill is a fantastic opportunity to put down roots in one of NW Calgary's most family-friendly communities.

Located on the main floor (ideal for strollers, little ones, or furry companions), this unit offers an open-concept layout with brand-new stainless steel appliances, luxury vinyl plank flooring, and in-suite laundry—everything you need for comfortable, easy living. The large balcony is a great spot for morning coffees or evening downtime, and with two full bathrooms (including an ensuite with marble tile and a



stand-up shower), there's room for everyone to get ready without the morning rush.

Included: a titled underground parking stall, assigned storage, and even a bike storage area—perfect for active families or weekend explorers.

Sage Hill has quickly become a go-to for young families and couples alike, with its network of walking paths, playgrounds, schools, and convenient shopping just minutes from your door (Walmart, Co-Op, daycare, restaurants, and more). Plus, with easy access to Stoney Trail, you're well connected to the rest of the city.

Whether you're buying your first home or simply looking for a low-maintenance lifestyle in a great area, this condo checks all the boxes. Move-in ready and priced right—don't miss your chance to call Sage Hill home.

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