

# \$263,000 - 1404, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2211635

**\$263,000**

1 Bedroom, 1.00 Bathroom, 568 sqft  
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

This bright and modern 1 bed, 1 bath condo is perfect for first-time buyers or savvy investors. Located in a highly desirable NW Calgary community, this well-appointed unit features 9-ft ceilings, large windows, and an open-concept layout with a sleek quartz kitchen island and stainless steel appliances.

Enjoy low-maintenance living with most utilities included in the condo fees plus the added convenience of in-suite laundry and heated underground parking. The private balcony with gas hookup is ideal for summer BBQs, and the quiet location offers quick access to transit, shopping, and major roadways.

Whether you're looking to enter the market or expand your rental portfolio, this move-in-ready unit offers excellent value, style, and location. Schedule your showing today!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211635  |
| Price          | \$263,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 568       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2017              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1404, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking         |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Central                                                                                        |
| Cooling           | None                                                                                                      |
| # of Stories      | 4                                                                                                         |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 22               |
| Zoning         | M-2              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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