

# \$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	28
Zoning	M-2

### Listing Details

Listing Office	Real Broker
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