

# \$259,900 - 1314, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2206934

**\$259,900**

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

END UNIT with upgraded finishes on the 3rd floor, offering 1 large bedroom, a full bathroom and gourmet kitchen with a large kitchen island and quartz countertops. Private corner balcony with gas line BBQ. Open floorplan with 9' ceilings. Also included is an underground heated titled parking and an assigned storage locker. This is a pet-friendly building subject to the Board's approval. An amazing location with walking distance to Walmart, restaurants, public transits, and many other amenities. Quick access to Shaganappi and Stoney Trail. An excellent property for first time homebuyers and/or investors.

Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206934          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 572               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 1314, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground, Parkade, Titled                           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Natural Gas, Baseboard   |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 39               |
| Zoning         | M-2              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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