# \$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 condoâ€"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 feesâ€"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!

\$263,000

Built in 2017

Price

## **Essential Information**

MLS® # A2211635

Bedrooms 1

Bathrooms 1.00

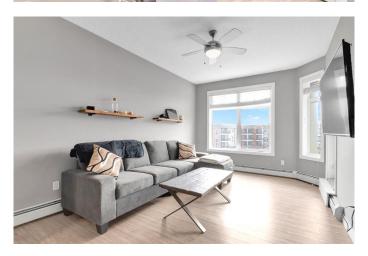
Full Baths 1

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 24 Zoning M-2

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.