

# \$248,000 - 3117, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2246681

**\$248,000**

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

**\*\*OPEN HOUSE THIS SUNDAY**

**SEPTEMBER 28 1:00-3:00PM\*\*** This stylish and well-appointed 1-bedroom, 1-bathroom main floor condo offers 560 sq ft of thoughtfully designed living space. The open-concept layout features a sleek modern kitchen with full-height cabinetry, stainless steel appliances and a tiled backsplash. The bright living area is enhanced by large windows and patio doors leading to your private ground-level patio perfect for morning coffee or relaxing in the fresh air. The spacious bedroom is filled with natural light and offers ample closet space, while the full 4-piece bathroom adds a touch of modern comfort. A convenient dedicated office nook makes working from home a breeze, and in-suite laundry ensures everyday ease. This unit also comes with an assigned outdoor parking stall and storage locker for added convenience. The well run building offers secure entry, bike storage, and the property is nicely landscaped. Set in the highly sought-after Sage Hill community, you'll enjoy easy access to walking paths, nearby parks, and a wealth of shopping and dining options including Sage Hill Crossing and Creekside Shopping Centre. Quick access to major roadways makes commuting simple, whether you're heading downtown or exploring the city. Ideal for first-time buyers, downsizers, or investors, this move-in-ready home offers comfort, convenience, and a fantastic location all in one.



Built in 2022

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246681          |
| Price          | \$248,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 560               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3117, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Stall                               |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

Construction            Brick, Composite Siding, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            August 8th, 2025

Days on Market        77

Zoning                 M-2 d200

**Listing Details**

Listing Office           Royal LePage Benchmark

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