

\$328,000 - 3405, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2234227

\$328,000

2 Bedroom, 2.00 Bathroom, 702 sqft

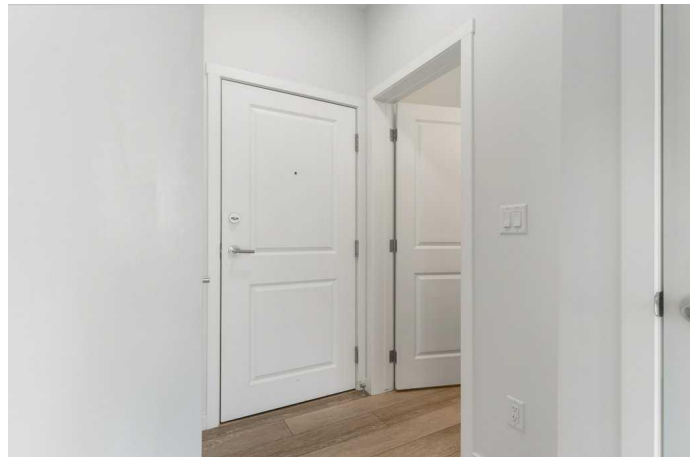
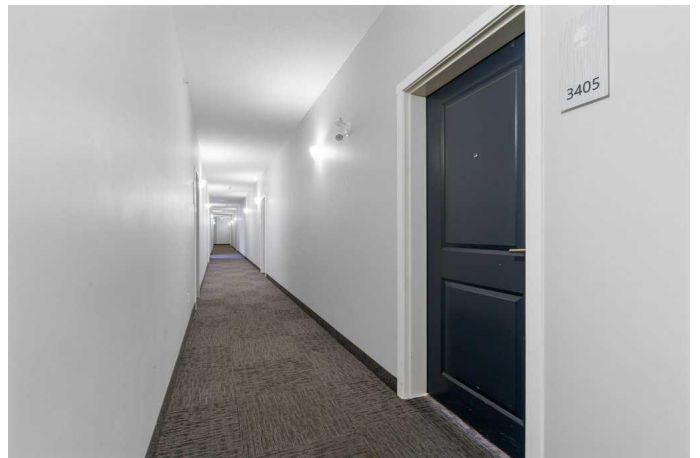
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

****OPEN HOUSE THIS SUNDAY**

SEPTEMBER 28 1:00-3:00PM** Stylish, well laid out TOP FLOOR 2 bedroom, 2 bathroom condo. Located in popular Sage Hill in the well maintained "Mark 101" by Shane Home, walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout, vinyl windows with sleek blinds, and in-suite laundry. As you enter the unit, you will find a 4 piece bathroom, and the laundry closet. The modern Kitchen has a functional and warm feel, with dark brown laminate finished cabinets, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with a large, bright, sunny window and a patio door leading to your private covered balcony, with gas line roughed in. The primary bedroom has an en-suite bathroom and double closets. The second bedroom is across the family room from the primary allowing for maximum privacy. This unit also includes 1 titled underground parking stall, a storage locker, and there is secure bike storage available in the parkade. Condo fees are affordable and include heat/water/sewer. Located just steps away from public transit, shopping, restaurants, and many other amenities, this is a GREAT place to live OR a wonderful investment property.

Built in 2022



Essential Information

MLS® #	A2234227
Price	\$328,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	702
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3405, 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	Titled, Underground

Interior

Interior Features	Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	June 24th, 2025
Days on Market	119
Zoning	M-2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.