

\$352,900 - 1113, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2244365

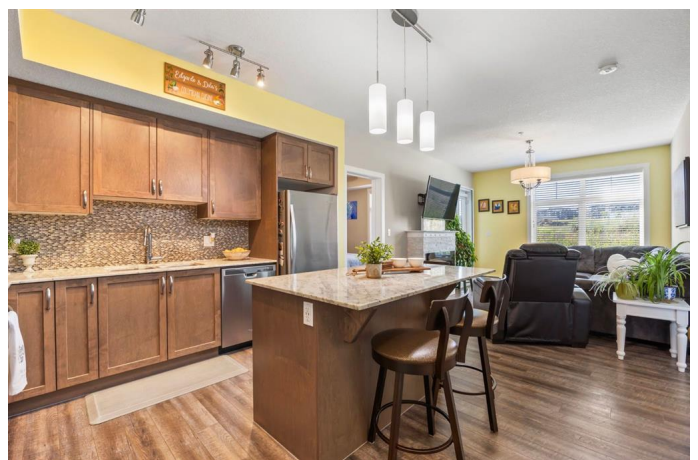
\$352,900

2 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to this beautifully maintained ground-level apartment located in the vibrant and growing community of Sage Hill, NW Calgary—a perfect blend of urban convenience and suburban comfort. This 2-bedroom, 2-bathroom condo offers an exceptional layout and thoughtful finishes, making it an ideal home for first-time buyers, downsizers, or savvy investors. Step inside to discover a modern open-concept floor plan that flows effortlessly from room to room. The spacious kitchen is a true standout, featuring sleek stainless steel appliances, ample counter space, and a generous kitchen island with seating and additional storage—perfect for casual meals or hosting friends and family. The kitchen opens seamlessly to the living room, which boasts a beautiful tile-surround electric fireplace that serves as a cozy and stylish focal point. Large windows allow natural light to pour in, and direct access to your private southwest-facing patio makes indoor-outdoor living a breeze. Designed with privacy in mind, the two bedrooms are situated on opposite sides of the unit. The primary suite is spacious and bright, offering double closets and a private ensuite bathroom complete with a stand-up shower. The second bedroom is equally roomy and conveniently located next to the second full bathroom, which also provides access to a large laundry room with stacked washer and dryer, built-in cabinets and shelving—a rare and practical feature in condo living. You™ll love the durable and



stylish vinyl plank flooring throughout the main living areas and bedrooms—no carpet anywhere!—along with tile flooring in the bathrooms for easy maintenance and a modern touch. This home comes complete with a titled underground parking stall and an assigned storage locker, adding even more value and convenience. Nestled in the peaceful yet well-connected community of Sage Hill, you™ll enjoy proximity to endless amenities. The community features green spaces, walking and biking trails and beautiful ravines. Minutes away are the Sage Hill Crossing and Beacon Hill shopping centres, offering grocery stores, restaurants, fitness studios, medical services, and more. Quick access to Stoney Trail and Shaganappi Trail makes commuting to other parts of the city quick and easy. This move-in ready unit truly combines style, function, and location.

Built in 2017

Essential Information

MLS® #	A2244365
Price	\$352,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1113, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3R1T7

Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	August 1st, 2025
Days on Market	71
Zoning	M-2 d200

Listing Details

Listing Office	CIR Realty
----------------	------------

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.