

**1404, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2211635**



**\$263,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	568 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

This bright and modern 1 bed, 1 bath condo—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 fees—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!