

# \$274,900 - 1403, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2196035

**\$274,900**

1 Bedroom, 1.00 Bathroom, 571 sqft  
Residential on 0.00 Acres

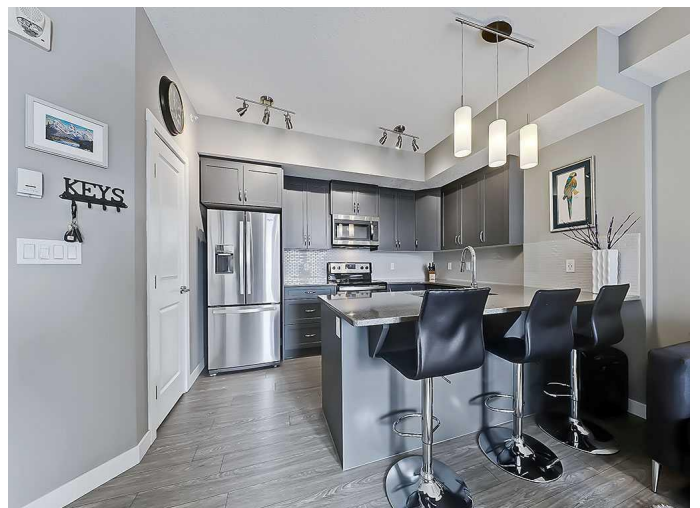
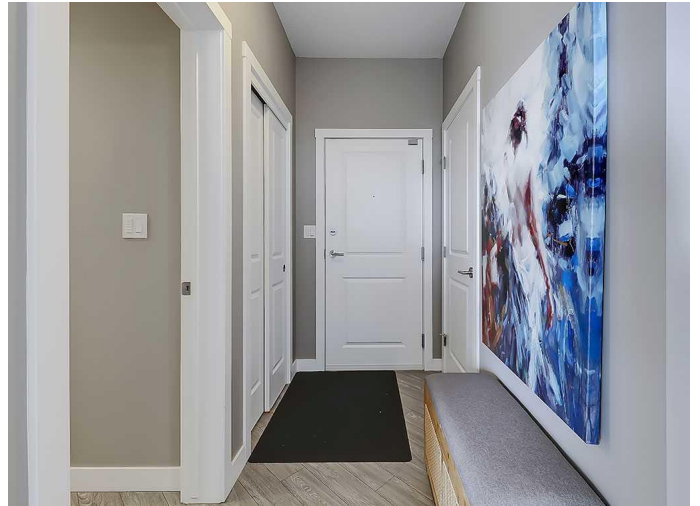
Sage Hill, Calgary, Alberta

Welcome to the Mark 101 in Sage Hill! This pet-friendly building by Shane Homes sets the standard for multi-family living. This top-floor 1-bed, 1-bath condo offers 570+ SqFt of thoughtfully designed space 9 foot ceilings and complete with titled underground heated parking and separate, assigned storage locker and locked bike storage. Enjoy upgraded cabinets, lighting, finishes, and appliances, plus plenty of storage—two bedroom closets, a spacious laundry room, ceiling-height kitchen cabinets, and an additional storage unit in the parkade. The open-concept kitchen and living area maximize functionality, flowing seamlessly onto a massive sun drenched south-facing balcony. The generous master bedroom easily fits king-sized furniture! A must-see unit in a high-quality building

Built in 2017

## Essential Information

MLS® #	A2196035
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	571
Acres	0.00
Year Built	2017
Type	Residential



Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1403, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Insulated, Parkade, Underground, Titled

### Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

### Additional Information

Date Listed	February 22nd, 2025
Days on Market	47
Zoning	M-2

### Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.