

# \$329,900 - 3111, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2244838

**\$329,900**

2 Bedroom, 2.00 Bathroom, 703 sqft

Residential on 0.00 Acres

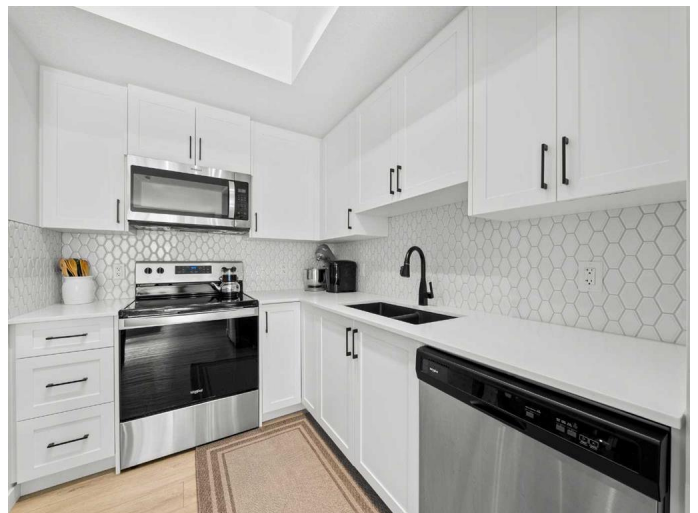
Sage Hill, Calgary, Alberta

Looking for your first place together or a smart move for your growing family? This bright and welcoming 2-bedroom, 2-bath condo in Sage Hill is a fantastic opportunity to put down roots in one of NW Calgary's most family-friendly communities.

Located on the main floor (ideal for strollers, little ones, or furry companions), this unit offers an open-concept layout with brand-new stainless steel appliances, luxury vinyl plank flooring, and in-suite laundry—everything you need for comfortable, easy living. The large balcony is a great spot for morning coffees or evening downtime, and with two full bathrooms (including an ensuite with marble tile and a stand-up shower), there's room for everyone to get ready without the morning rush.

Included: a titled underground parking stall, assigned storage, and even a bike storage area—perfect for active families or weekend explorers.

Sage Hill has quickly become a go-to for young families and couples alike, with its network of walking paths, playgrounds, schools, and convenient shopping just minutes from your door (Walmart, Co-Op, daycare, restaurants, and more). Plus, with easy access to Stoney Trail, you're well connected to the rest of the city.



Whether you’re buying your first home or simply looking for a low-maintenance lifestyle in a great area, this condo checks all the boxes. Move-in ready and priced right—don’t miss your chance to call Sage Hill home.

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244838          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 703               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 3111, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Trash |
| Parking Spaces | 1                                         |
| Parking        | Titled, Underground                       |

**Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, |

|              |                                              |
|--------------|----------------------------------------------|
|              | Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Baseboard                                    |
| Cooling      | Central Air                                  |
| # of Stories | 4                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 21               |
| Zoning         | M-2 d200         |

## Listing Details

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

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