

\$348,000 - 1112, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2263833

\$348,000

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to Suite 1112 at 3727 Sage Hill Drive NW, a beautifully upgraded MAIN-FLOOR CONDO that combines MODERN STYLE, FUNCTIONALITY, and COMFORT in one of Calgary's most desirable northwest communities.

This thoughtfully designed home features HIGH-QUALITY FINISHES and a SMART, EFFICIENT LAYOUT, making it an excellent choice for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS looking for low-maintenance luxury.

Step inside to discover a BRIGHT, OPEN-CONCEPT LIVING SPACE with LUXURY VINYL PLANK FLOORING throughout and an abundance of NATURAL LIGHT. The UPGRADED KITCHEN stands out with QUARTZ COUNTERTOPS, a FULL-HEIGHT BACKSPLASH, and PREMIUM STAINLESS STEEL APPLIANCES, including an oven that has been rarely used. Designed for both cooking and entertaining, the kitchen flows seamlessly into the DINING AND LIVING AREAS, creating a warm and inviting atmosphere.

Enjoy WEST-FACING SUNSETS from your PRIVATE BALCONY, complete with a GAS LINE FOR YOUR BBQ—the perfect setting for summer evenings and gatherings with friends.



The SPACIOUS PRIMARY BEDROOM offers a DOUBLE-SIDED WALK-IN CLOSET and a PRIVATE ENSUITE BATHROOM with a WALK-IN SHOWER, creating a MODERN, SPA-LIKE RETREAT. A SECOND BEDROOM provides flexibility for a HOME OFFICE, GYM, or GUEST ROOM, while IN-SUITE LAUNDRY adds everyday convenience.

Additional features include a TITLED PARKING STALL, SECURED BUILDING ACCESS, and ACCESS TO WELL-MAINTAINED COMMON AREAS.

Situated in the VIBRANT COMMUNITY OF SAGE HILL, this home offers close proximity to SHOPS, RESTAURANTS, GROCERY STORES, FITNESS STUDIOS, and WALKING PATHS. With quick access to STONEY TRAIL and SHAGANAPPI TRAIL, commuting across the city is simple and efficient.

Suite 1112 at 3727 Sage Hill Drive NW delivers MODERN FINISHES, A FUNCTIONAL FLOOR PLAN, and A PRIME LOCATION—a perfect combination of STYLE, COMFORT, and CONVENIENCE.

Built in 2017

Essential Information

MLS® #	A2263833
Price	\$348,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	1112, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T7

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	M-2 d200

Listing Details

Listing Office	eXp Realty
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