

# \$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 2  
Zoning M-2 d200

### Listing Details

Listing Office eXp Realty

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