

# \$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

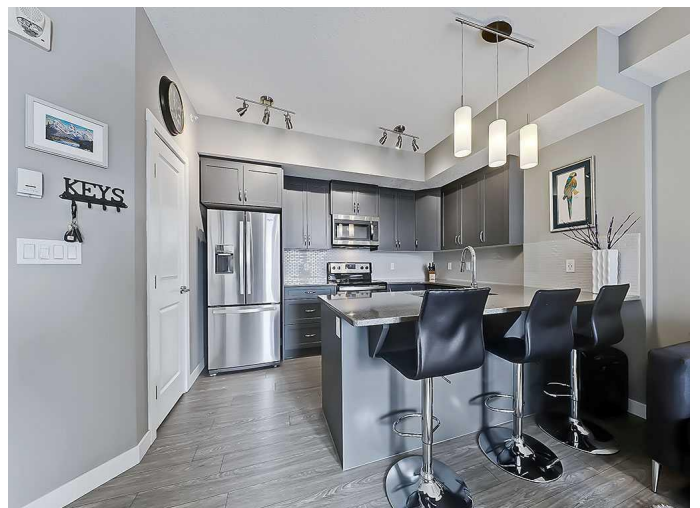
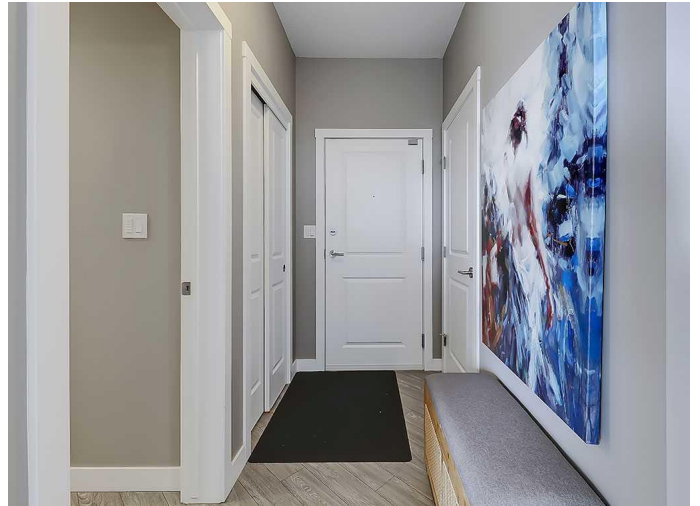
Sage Hill, Calgary, Alberta

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 | 40                  |
| Zoning         | M-2                 |

### Listing Details

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

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