

3117, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2277902

**\$240,000**



<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	565 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		
<b>Inclusions:</b>	N/A		

This move-in-ready Sage Hill condo features 560 sq ft of open-concept living, a modern kitchen with full-height cabinetry, stainless steel appliances, and a bright living space with patio doors leading to a private ground-level patio—a huge bonus for both homeowners and renters. Ideal for today's lifestyle, the unit includes a dedicated office nook, in-suite laundry, assigned parking, and additional storage. The well-managed building offers secure entry, bike storage, and beautifully landscaped grounds. Located steps from walking paths, parks, Sage Hill Crossing, Creekside Shopping Centre, and with quick access to major roadways, this property is in a high-demand rental and ownership area. Whether you're entering the market or adding to your investment portfolio, this Sage Hill condo offers excellent value and long-term potential.