

# \$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	2
Zoning	M-2 d200

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.