

# \$259,900 - 1314, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2206934

**\$259,900**

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

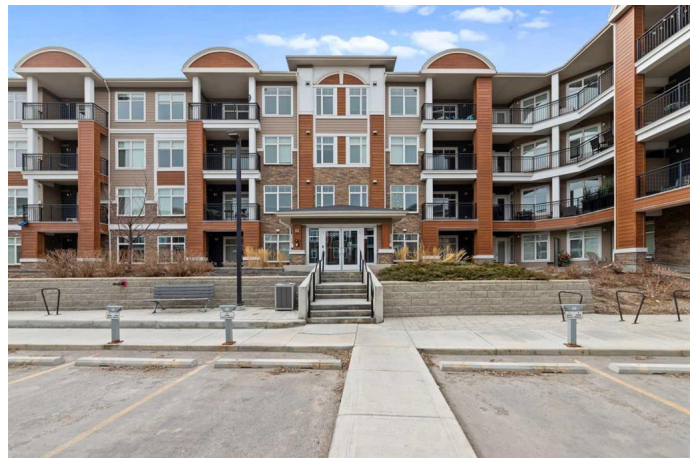
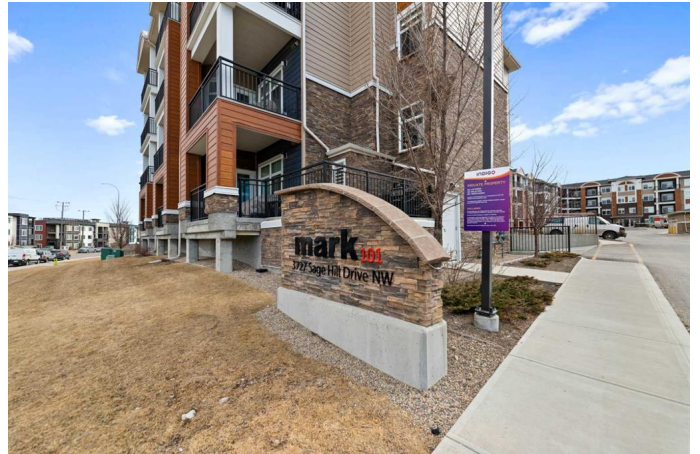
END UNIT with upgraded finishes on the 3rd floor, offering 1 large bedroom, a full bathroom and gourmet kitchen with a large kitchen island and quartz countertops. Private corner balcony with gas line BBQ. Open floorplan with 9' ceilings. Also included is an underground heated titled parking and an assigned storage locker. This is a pet-friendly building subject to the Board's approval. An amazing location with walking distance to Walmart, restaurants, public transits, and many other amenities. Quick access to Shaganappi and Stoney Trail. An excellent property for first time homebuyers and/or investors.

Built in 2017

## Essential Information

MLS® #	A2206934
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	1314, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T7

### **Amenities**

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground, Parkade, Titled

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	31
Zoning	M-2

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.