

# \$254,500 - 1205, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2216286

## \$254,500

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

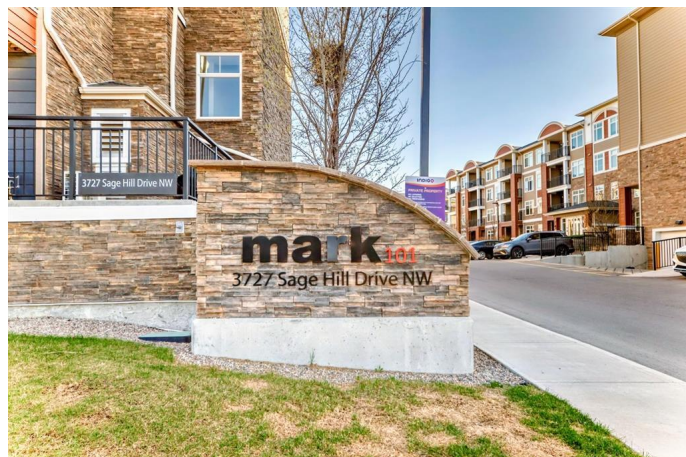
Sage Hill, Calgary, Alberta

Private 571 sqft corner unit (titled underground parking) with a smart design and tasteful upgrades. It offers a spacious bedroom, a full bathroom, and a modern kitchen w/large quartz island – perfect for cooking and entertaining. The open floorplan and 9'™ ceilings create a bright, airy atmosphere throughout. Step out onto the corner balcony, (enjoy privacy with no buildings right next door) equipped with a gas line for your barbeque. All appliances are included (fridge, stove, dishwasher, washer/dryer, Microwave) The home includes heated underground parking and an assigned storage locker. Pets are welcome with board approval. Near Walmart, gyms, Restaurants, public transit, and other amenities. This building also offers quick access to 144th, Beddington Trail, Shaganappi and Stoney Trail.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216286  |
| Price          | \$254,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 571       |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1205, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R1T7                        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Parkade, Secured, Titled                               |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| 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    | May 7th, 2025 |
| Days on Market | 7             |
| Zoning         | M-2           |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Frame Realty Group Inc. |
|----------------|-------------------------|

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