1212 3727 Sage Hill Drive NW

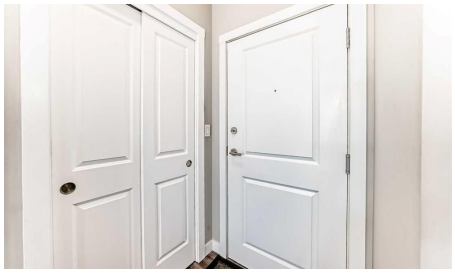
Calgary | Active | MLS® A2351949

$309,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2017**	**817.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by KT Capital Realty Inc.

A closer look

Welcome to 1212-3727 Sage Hill Drive NW! This bright and beautifully maintained condo offers modern finishes, an open-concept layout, and lovely views of the surrounding greenspace and community. The stylish kitchen features rich cabinetry, quartz countertops, stainless steel appliances, a full-height tile backsplash, and a spacious island with seating, seamlessly connecting to the inviting living area. Large windows bring in plenty of natural light, while the private balcony provides the perfect spot to enjoy the elevated views. The thoughtfully designed unit includes two comfortable bedrooms, a contemporary bathroom with a glass shower, in-suite laundry with additional storage, and assigned underground parking. With its modern colour palette, durable flooring, and functional layout, this home combines comfort and practicality in a desirable NW Calgary community. Conveniently located close to shopping, restaurants, and major routes, this is an excellent opportunity for first-time buyers, downsizers, or investors alike!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351949
Bedrooms	2
Bathrooms	2
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	817.5 sq. ft.
Condo Fee:	$487.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water

Front Exposure:	Southwest
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	1712012
Heating:	Baseboard
New Constr.:	No
Construction Material:	Composite Siding, Other, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mark 101
Community:	Sage Hill
Amenities:	Dog Park, Elevator(s), Party Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Call Lister
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Entrance · 6'4" × 4'2" ·
Main Floor	Living/Dining Room Combination · 16' × 11'2" ·
Main Floor	Laundry · 6'9" × 5'9" ·
Main Floor	Bedroom - Primary · 11' × 10'8" ·
Main Floor	Walk-In Closet · 10'8" × 4'8" ·
Main Floor	Kitchen With Eating Area · 13'2" × 11'2" ·
Main Floor	Bedroom · 12'1" × 9'1" ·
Main Floor	Balcony · 11'1" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	No Smoking Home
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2
Listed Date:	Oct 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1212-3727-sage-hill-drive-nw-calgary-a2351949/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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