2115 3727 Sage Hill Drive NW

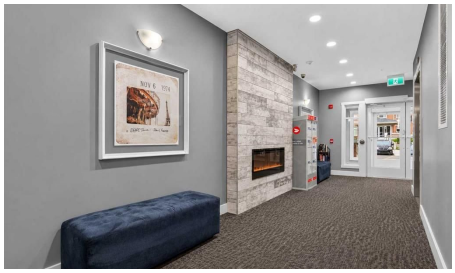
Calgary | Active | MLS® A2336363

$239,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**558.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

SMART, STYLISH & EXCEPTIONALLY LOCATED - This is Sage Hill Condo Living with all the right pieces in place. Whether you're stepping into Home Ownership, Simplifying Your Lifestyle, or Seeking a Well-Positioned Investment, this GROUND FLOOR, 1-BEDROOM + 1-BATHROOM Home delivers Comfort, Functionality and Everyday Convenience. The 9' CEILINGS and OPEN-CONCEPT LAYOUT create an AIRY FEEL throughout 559 SQ FT of Living Space featuring LUXURY VINYL PLANK FLOORING throughout. The Kitchen boasts QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, GENEROUS CABINETRY, and AMPLE WORKSPACE flowing naturally into the BRIGHT LIVING AREA and out to a SIZEABLE PATIO - perfect for morning coffee or unwinding outdoors. The Primary Bedroom offers TWO WELL-SIZED CLOSETS, complemented by a 4-PIECE BATHROOM with Additional ENSUITE DOOR. IN-SUITE LAUNDRY rounds out this Desirable and Practical Floor Plan. An ASSIGNED PARKING STALL (merely Steps Away from Your Patio Door Entrance), SEPARATE STORAGE LOCKER and SECURE BIKE STORAGE add Even More VALUABLE Convenience. ENJOY LIVING Close to Transit, Shopping, Groceries, Restaurants, Parks, Pathways and Multiple Community Amenities, with EASY ACCESS to STONEY TRAIL and Other Major Roadways. HEAT AND WATER UTILITIES ARE INCLUDED IN THE LOW CONDO FEE. Less Maintenance + More Freedom = Everything You Need Close To Home. ** Schedule Your Private Showing Today. **

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336363
Bedrooms	1
Bathrooms	1
Year Built	2018
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:	558.74 sq. ft.
Main Level Finished Area:	558.74 sq. ft.
Condo Fee:	$328.03
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1811824
Heating:	Baseboard
Basement:	None
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
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:	Elevator(s), Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Portable Air Conditioning (A/C) Unit, Wall Mount for TV in Living Room attached to wall.
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'9" × 10'7" ·
Main Floor	Dining Room · 10'11" × 4'8" ·
Main Floor	Kitchen · 12' × 9'9" ·
Main Floor	Living Room · 11'2" × 8'9" ·
Title to Land:	Fee Simple

Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows
Exterior Features:	Other, Private Entrance
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2 d200
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2115-3727-sage-hill-drive-nw-calgary-a2336363/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.