2417 3727 Sage Hill Drive NW

Calgary | Active | MLS® A2352544

$249,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2018**	**658 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Copper K Realty

A closer look

Top-floor light, a windowed den, and everyday convenience - with nature just across the road.
This bright one-bedroom-plus-den condo in Sage Hill brings together flexible living space, contemporary finishes, and titled underground parking. Nine-foot ceilings and abundant natural light create an inviting interior, complemented by wide-plank flooring, granite countertops, upgraded lighting, and Whirlpool appliances.
The separate den is a standout. With its own window and barn door, it offers a dedicated space for working from home, creative projects, or a comfortable retreat beyond the main living area. A spacious west-facing balcony gives you an outdoor spot to unwind, while in-suite laundry and a storage locker keep everyday living practical.
Step out for coffee at Starbucks or grab a bite at one of the many nearby restaurants. Walmart is across the street for easy grocery runs, and a nature-reserve walking path offers a welcome change of pace. Costco and the Beacon Hill shopping centre is approximately seven minutes away by car, while a nearby GoodLife Fitness location with an outdoor workout area is approximately five minutes away. Easy access to Stoney Trail, Shaganappi Trail, and Beddington Trail to make your commute to anywhere in the city quick and convenient.
With secure building entry, bicycle storage, and the convenience of underground parking, this top-floor home offers a compelling combination of light, flexibility, and location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352544
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:	658 sq. ft.
Condo Fee:	$407.82
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	4
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
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	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:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 13' × 13' ·
Main Floor	Living Room · 15' × 12' ·
Main Floor	Bedroom - Primary · 12'6" × 10'6" ·
Main Floor	Den · 10' × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2417-3727-sage-hill-drive-nw-calgary-a2352544/

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