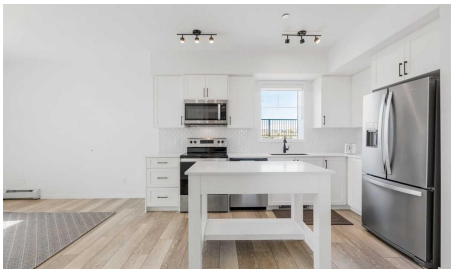
3104 3727 Sage Hill Drive NW

Calgary | Active | MLS® A2332714

$274,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**670.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

2 BED 2 BATH | GREAT LOCATION | UPGRADED APPLIANCES | DIRECT OUTSIDE ACCESS

Discover Sage Hill, a charming community in NW Calgary. This main-floor condo offers two bedrooms and two bathrooms, providing a true home feel. Inside, you'll find an upgraded kitchen with stainless steel appliances. The kitchen opens to the living room, which leads to the patio via double glass doors and has direct outside access.

The large master bedroom includes a four-piece ensuite and a sizable window. The layout also features a second bedroom, a three-piece bathroom, and laundry. LVP flooring runs throughout the condo. Multiple upgrades are evident, including flooring, appliances, the kitchen island, backsplash, and more.

Located close to many amenities, including shopping, coffee shops, restaurants, and public transit, this condo offers convenience. Contact your preferred agent to schedule a private showing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332714
Bedrooms	2
Bathrooms	2
Year Built	2020
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:	670.85 sq. ft.
Condo Fee:	$407.85

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Below
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2210852
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
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:	Elevator(s), Snow Removal, Storage, Trash
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'9" × 10'9" ·
Main Floor	Living Room · 10'8" × 10'4" ·
Main Floor	Bedroom - Primary · 17'9" × 11'3" ·
Main Floor	Bedroom · 10'11" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-2 d200
Listed Date:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3104-3727-sage-hill-drive-nw-calgary-a2332714/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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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.