3318 3727 Sage Hill Drive NW

Calgary | Active | MLS® A2330754

$254,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2022**	**648.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to this fantastic upgraded one-bedroom condo with a windowed den in Sage Hill, ideally located near scenic walking paths, parks, and an excellent selection of nearby shopping plazas. Situated on the third floor of a 2022 building, this north-facing unit comes complete with coveted titled underground parking and a spacious private balcony where you can enjoy the fresh air, read a book, or unwind at the end of the day. Inside, the thoughtfully designed layout feels bright, spacious, and incredibly functional. The modern kitchen features stainless steel appliances, full-height cabinetry, and sleek finishes before meeting the generously sized living room flooded with natural light. Premium upgrades run throughout the home, including stylish Luxury Vinyl Plank (LVP) flooring that gives the space a fresh, seamless, and carpet-free feel. The spacious den, complete with its own bright window, adds incredible flexibility for anyone working from home as a proper office workspace, guest room, or hobby space. The bathroom features upgraded floor tile and a detachable showerhead, while in-suite laundry and a separate storage locker provide ultimate day-to-day convenience. Residents enjoy access to a well-managed building equipped with secure entry, bike storage, and beautifully landscaped grounds. Affordable condo fees include heat, water, and sewer. Whether you are searching for your first home, a smart turnkey investment in a high-demand rental area, or a stylish low-maintenance lifestyle, this move-in-ready unit offers exceptional value in a highly convenient location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330754
Bedrooms	1
Bathrooms	1
Year Built	2022
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:	648.9 sq. ft.
Condo Fee:	$398.96
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	North, Northeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2022 (Age: 4)
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:	2210852
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, 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), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 14'1" × 10'8" ·
Main Floor	Den · 10'1" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Smoking Home, Open Floorplan
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone N
Zoning:	M-2 d200
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3318-3727-sage-hill-drive-nw-calgary-a2330754/

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

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