



**3111, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2298138**



**\$315,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** M/A

Investors, take note—this bright and well-appointed 2-bedroom, 2-bathroom main-floor condo in the sought-after community of Sage Hill presents a compelling opportunity to add a quality asset to your portfolio. With a tenant already in place, you can start generating rental income from day one. Located on the main floor of a well-managed building, this unit is designed for lasting tenant appeal: an open-concept layout, brand-new stainless steel appliances, luxury vinyl plank flooring, and in-suite laundry make it the kind of rental that attracts quality tenants and keeps vacancy low. The large balcony, ensuite with marble tile and stand-up shower, and two full bathrooms round out a suite that consistently stands out in the rental market. The included titled underground parking stall, assigned storage, and dedicated bike storage area only add to the unit's rental value—practical extras that tenants genuinely appreciate and that help justify strong rental rates. Sage Hill is one of NW Calgary's most desirable and stable rental communities, drawing consistent demand from young professionals, couples, and families alike. Walking paths, playgrounds, schools, daycares, and a full range of retail (Walmart, Co-Op, restaurants, and more) are all minutes away, with seamless access to Stoney Trail keeping the broader city within easy reach. Whether you're building a long-term buy-and-hold portfolio or simply looking for a low-maintenance, income-generating property in a high-demand area—this one checks every box. And when the current lease expires, it transitions just as naturally into an exceptional primary residence for an end-buyer or owner-occupant. Tenanted, move-in ready, and priced right. Opportunities like this don't sit long.