



GRASSROOTS
REALTY GROUP

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**1404, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2211635



\$263,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

This bright and modern 1 bed, 1 bath condo—perfect for first-time buyers or savvy investors. Located in a highly desirable NW Calgary community, this well-appointed unit features 9-ft ceilings, large windows, and an open-concept layout with a sleek quartz kitchen island and stainless steel appliances. Enjoy low-maintenance living with most utilities included in the condo fees—plus the added convenience of in-suite laundry and heated underground parking. The private balcony with gas hookup is ideal for summer BBQs, and the quiet location offers quick access to transit, shopping, and major roadways. Whether you're looking to enter the market or expand your rental portfolio, this move-in-ready unit offers excellent value, style, and location. Schedule your showing today!