

# \$298,892 - 2407, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2271824

**\$298,892**

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

2407, 3727 Sage Hill Drive NW | Modern Top-Floor Living In Sage Hill! | Stylish Two-Bedroom, One Bath Condo Offering Contemporary Design & Comfort In The Heart Of Sage Hill NW | Bright, East Facing Unit Boasts An Open-Concept Layout, Beautiful Stone Counters, Spacious Kitchen Island – Perfect For Cooking, Dining, Or Entertaining - Sleek Laminate Floors, & A Large Balcony Complete With Gas BBQ Hook-Up | Enjoy The Convenience Of In-Suite Laundry, Pet-Friendly Living, & Your Own Titled Underground Parking Stall With Secure Storage Locker | This Building Features Bright, Heated Underground Parking & Easy Access To Elevators | Steps From Shopping, Restaurants, Parks, & Transit | Ideal For First-Time Buyers, Downsizers, Or Investors! | Elevator | Condo Fees of \$430.33 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, & Reserve Fund Contributions | PETS Allowed Two Domestic Cats or One Dog Under 15 KG Subject to Board Approval | No Age Restrictions | Move In Ready!

Built in 2018

## Essential Information

MLS® # A2271824

Price \$298,892



Main Floor Interior Area 726.86 sq ft



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 727               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2407, 3727 Sage Hill Drive Nw |
| Subdivision | Sage Hill                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3R 1T7                       |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Elevator(s), Storage, Visitor Parking, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                                           |
| Parking        | Garage Door Opener, Parkade, Stall, Titled, Underground, Paved, Secured     |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Stone Counters, Storage                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                          |
| Cooling           | None                                                                                                            |
| # of Stories      | 4                                                                                                               |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage                          |
| Roof              | Asphalt Shingle                                         |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                                         |

**Additional Information**

Date Listed                November 20th, 2025  
Zoning                      M-2 d200

**Listing Details**

Listing Office              Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.