

# \$249,900 - 1402, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2251407

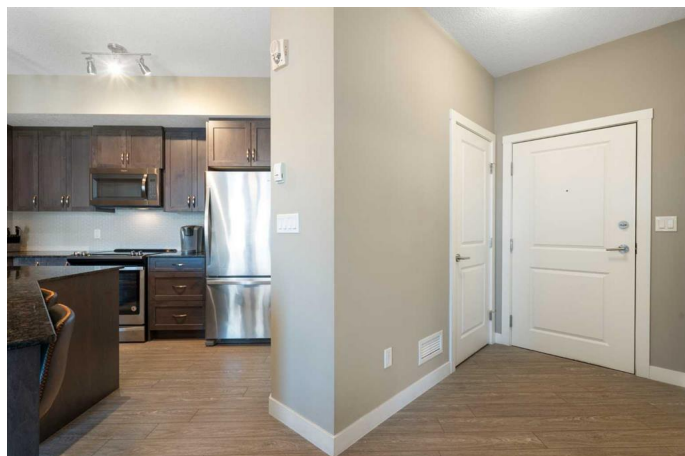
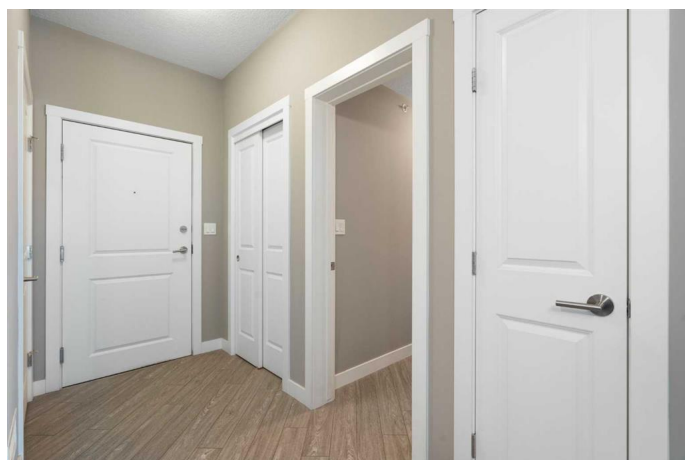
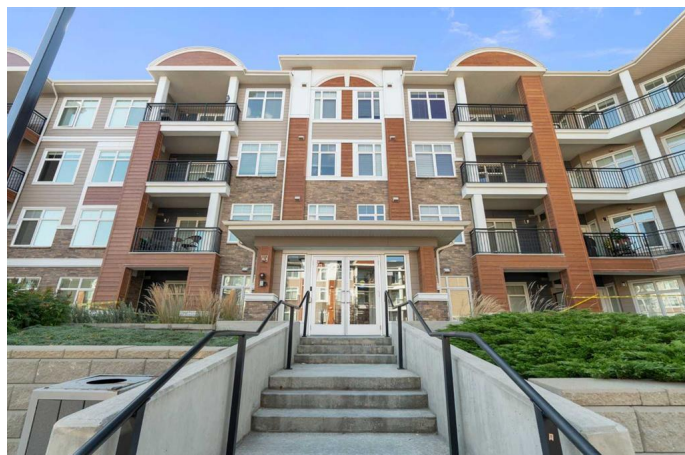
**\$249,900**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to The Mark 101™ where style, convenience, and location come together in one bright, beautifully upgraded home. Perched on the top floor, this chic one-bedroom condo combines thoughtful design with everyday functionality, all set in the heart of Sage Hill Crossing, one of Calgary's most sought-after Northwest communities. Step inside and immediately feel the sense of space with soaring 9-foot ceilings, oversized windows dressed with a full blinds package, and sleek luxury vinyl plank flooring that flows throughout. The kitchen is a true showstopper, featuring warm wood-toned cabinetry, a striking tile backsplash, and polished granite counters. The oversized island with seating and pendant lighting is the perfect hub for casual dining or entertaining, while the corner pantry adds the kind of storage rarely found in a condo. The open-concept living room makes relaxing or hosting effortless, with a door that leads to your private balcony—an ideal spot for morning coffee or evening unwinding. The spacious bedroom could easily fit a king bed and features a large window, generous closet space, and direct access to a spa-inspired 4-piece bath. An in-suite laundry closet with stacked washer/dryer offers additional room for storage, keeping life organized and clutter-free. This home also comes with titled heated underground parking, a dedicated storage locker, and secure bicycle storage—practical perks that enhance daily



living. But what truly sets this condo apart is its location. At The Mark 101, youâ€™re just steps from Sage Hill Crossing, putting groceries, cafes, restaurants, fitness studios, and every convenience at your doorstep. Surrounded by parks and walking pathways, youâ€™ll love the connection to nature right outside your door. With quick access to Stoney Trail, Shaganappi Trail, and major commuter routes, youâ€™re perfectly positioned for easy trips downtown or weekend escapes to the mountains. This isnâ€™t just a condoâ€”itâ€™s a lifestyle. A home where modern comfort meets unmatched convenience in one of Calgaryâ€™s fastest-growing, amenity-rich communities. Donâ€™t miss your chance to make it yours.

Built in 2017

### Essential Information

MLS® #	A2251407
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1402, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3R 1T7

### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Parkade, Secured, Titled, Underground

### **Interior**

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

### **Exterior**

Exterior Features BBQ gas line

Construction Composite Siding

### **Additional Information**

Date Listed August 28th, 2025

Days on Market 1

Zoning M-2 d200

### **Listing Details**

Listing Office Royal LePage Benchmark

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