



GRASSROOTS
REALTY GROUP

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**2303, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2219282



\$355,000

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions:	AC unit
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Welcome to "MARK 101" by Shane Homes, where modern design meets unbeatable location! This beautifully maintained third floor unit offers over 800 SqFt of stylish & functional living space - featuring modern and low maintenance vinyl plank flooring. Step inside to a bright, open-concept layout starting with a sleek white kitchen complete with stainless steel appliances, ample cabinetry, and a stunning quartz countertop island—perfect for hosting family and friends. The kitchen seamlessly flows into a spacious living room, where natural light pours in through a large window and a patio door that lead to your balcony. The primary suite is thoughtfully tucked to one side, offering a generous sized bedroom, dual closets, and a private 3-piece ensuite. The second bedroom is located on the opposite side of the unit, providing excellent privacy for guests or a home office setup, with easy access to the 4-piece main bath. You'll also appreciate the large in-suite laundry room, providing valuable extra storage space. Additional highlights of this unit are A/C for summer comfort, an underground parking stall for cold winter days, and a separate storage locker. This well-maintained home is move-in ready and perfect for first-time buyers, investors, or down-sizers. Ready to call MARK 101 home? Don't miss your opportunity to own this unit in this sought-after complex!