



**GRASSROOTS**  
REALTY GROUP

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**3308, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2220118**



**\$385,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	2022 (3 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, Electric	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 474
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Track Lighting, Vinyl Windows		

**Inclusions:** None

Welcome to this spotless and bright modern design and stylish finishes 3d floor condo Unit in Building 3000 built in 2022 "The Mark 101" by Shane Homes. This Unit boasts 2 spacious bedrooms, two full bathrooms, East facing balcony plus one titled underground heated parking stall and an assigned storage locker. Upon entering the unit you will be greeted by an open floor plan radiates light and space. The open concept kitchen is crafted with loads of white cabinetry, gleaming quartz countertops & upgraded stainless steel appliances. Living area is steps to private balcony with view of community. Good size primary bedroom with walk through closets to 3-piece ensuite where owner has upgraded the shower ceramic wall tile to ceiling and drawers to bath vanities. Other upgrade also included luxury Vinyl Plank and ceramic tile flooring, carpet underlay from 6lb to 8lb for 2 bedroom suite, soft close hinges. This condo is ideally located with short walk to Sage Hill Crossing shopping/ dining and bus services. Easy to view. 2025 City Assessment in this unit is \$380,000 plus Parking Stall \$10,000.00.