



**GRASSROOTS**  
REALTY GROUP

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**1401, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2237153**



**\$295,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	658 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d200
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	NA
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Welcome to Unit 1401 on the top floor of the highly desirable Mark 101, a modern condominium complex in the popular community of Sage Hill. This beautiful, impeccably maintained one bedroom + den apartment offers over 650 sq ft of space for under \$300k! The kitchen features plenty of cabinet space, quartz countertops, and stainless steel appliances including fridge with ice and water dispenser. The large island has an eating bar along one side and wrapping around the end, great for the inevitable kitchen party! The living room leads out to the covered balcony, which includes a natural gas line for a barbecue, and off the living room on the other side is a bonus space that works great as an office and/or guest room with sofa bed. There is also rough-in for a ceiling fan in the living room. The bedroom is large with plenty of space for a king size bed and dresser, and a four piece bathroom and a laundry room with space for storage complete this fantastic, affordable home! Also included is a titled parking stall (one of the widest) and an assigned storage locker. Come and check out everything this wonderful spot in Sage Hill has to offer, with a great network of walking paths and a huge variety of shopping, restaurants, and entertainment just a short walk from your home!