



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3411, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2241219



\$329,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to Unit 101 at The MARK, a stunning top-floor condo built by Shane Homes in 2022, offering modern design, comfort, and convenience in one of the most desirable locations in the area. This 2-bedroom, 2-bathroom home features titled underground parking and a secure storage locker, along with an open-concept layout that boasts 9-foot ceilings, luxury vinyl plank flooring, and large windows throughout, filling the space with natural light. The stylish kitchen is equipped with sleek contemporary cabinets, stainless steel appliances, and quartz countertops, while the bright and inviting living room leads to a spacious concrete patio with BBQ hookups—perfect for morning coffee or relaxing summer evenings. The primary bedroom includes a large window and a private ensuite with a walk-in shower, and the second bedroom is located on the opposite end of the unit for added privacy, conveniently next to a full bathroom with a tub. This unit also includes full-size Whirlpool in-suite laundry, a titled heated underground parking stall (#355), and an assigned storage cage (#44) in a secure room. Additional amenities include a secure bike room and visitor parking. Located just a short walk to Walmart, public transportation, green spaces, trails, Tim Hortons, T&T Supermarket, Sage Hill Library, fitness facilities, and restaurants, with easy access to Symons Valley Road and Stoney Trail—only 7 minutes to Beacon Hill Shopping Centre and Costco. Don't miss your chance to own this beautiful and well-located home—schedule your private showing today!