



**3108, 3727 Sage Hill Drive NW  
Calgary, Alberta**

**MLS # A2282786**



**\$310,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2022 (4 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Gorgeous unit with AIR-CONDITIONING in popular Sage Hill. This open concept main floor 2 bedroom, 2 bathroom condo located in the well maintained "Mark 101" by Shane Home is walking distance to shopping and amenities! Features include 9 foot ceilings, Luxury Vinyl Plank flooring and quartz counter tops throughout , vinyl windows with sleek blinds, and in-suite laundry. In the well appointed kitchen , there are white cabinets, quartz countertops, modern white subway tile backsplash and stainless steel appliances. Opening on to the kitchen is the family room with large windows and a patio door leading to your private spacious main floor patio, with gas line roughed in. The primary bedroom has an en-suite bathroom and large walk-thru closet. The second bedroom is across the hall from the stylish 4 piece bathroom, and both are located on the other side of the family room from the primary allowing for maximum privacy. This unit also includes 1 titled underground parking stall, a storage locker, and there is secure bike storage available in the parkade. Condo fees are affordable and include heat/water/sewer. Located just steps away from public transit, shopping, restaurants, and many other amenities, this is a GREAT place to live OR a wonderful investment property.