



**GRASSROOTS**  
REALTY GROUP

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3204, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2139236



**\$339,900**

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	675 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 374
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2 d200
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters		

Inclusions: None

Welcome to this 2 bedroom 2 bathroom corner unit in Mark 101, perfect for individuals, small families, or as an investment property. Located in the vibrant community of Sage Hill, this home is close to all essentials such as grocery stores, public transit, restaurants, and shopping. This condo features high-end upgrades like luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The open-concept designs connect spacious living rooms to well-appointed kitchens, with access to private balconies equipped with BBQ hookups. The primary bedroom features a walk-in closet and en-suite bathroom, while the additional bedroom provides flexibility for guests or office space. In-suite laundry, heated underground parking, and an assigned storage unit adds to the convenience. This pet-friendly building also offers secure bike storage and affordable condo fees that cover essential utilities. With its prime location, this condo provides easy access to major roads, making daily errands and commuting a breeze. Whether you are looking for a new home or a solid investment, this condo offers a blend of modern style and practicality. Schedule a viewing today to see this exceptional home firsthand.