



1403, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2196035



\$299,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	571 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to the Mark 101 in Sage Hill! This pet-friendly building by Shane Homes sets the standard for multi-family living. This top-floor 1-bed, 1-bath condo offers 570+ SqFt of thoughtfully designed space, complete with titled underground heated parking and separate, assigned storage locker. Enjoy upgraded cabinets, lighting, finishes, and appliances, plus plenty of storage—two bedroom closets, a spacious laundry room, ceiling-height kitchen cabinets, and an additional storage unit in the parkade. The open-concept kitchen and living area maximize functionality, flowing seamlessly onto a massive sun drenched south-facing balcony. The generous master bedroom easily fits king-sized furniture! A must-see unit in a high-quality building