

**3103, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**

**MLS # A2210251**



**\$349,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	726 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<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>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome Home to unit 3103, a main floor corner unit at the well maintained "Mark 101" by Shane Homes! This corner main floor 2 bedroom, 1 bathroom unit is an open-concept condo located in popular Sage Hill, 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 a ceiling fan, large windows and a patio door leading to your private spacious main floor patio, with gas line roughed in. The primary bedroom is located across from the stylish 4 piece bathroom, and the in-suite laundry closet. The second bedroom is located on the other side of the family room from the primary, allowing for maximum privacy. Both bedrooms boast ceiling fans for great air flow! This suite 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.