

**1403, 3727 Sage Hill Drive NW
Calgary, Alberta**

MLS # A2196035



\$274,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-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 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 9 foot ceilings and complete with titled underground heated parking and separate, assigned storage locker and locked bike storage. 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