# \$349,900 - 3103, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2210251

### \$349,900

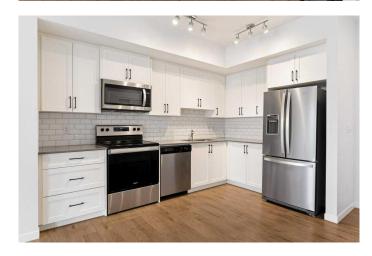
2 Bedroom, 1.00 Bathroom, 726 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

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.







Built in 2022

#### **Essential Information**

MLS® # A2210251 Price \$349.900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 726

Acres 0.00
Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 3103, 3727 Sage Hill Drive Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta

Postal Code T3R 1T7

#### **Amenities**

Amenities Parking, Visitor Parking

Parking Spaces 1

Parking Stall, Underground

### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features BBQ gas line

Construction Brick, Composite Siding, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed April 11th, 2025

3

Days on Market

Zoning M-2

## **Listing Details**

Listing Office Royal LePage Mission Real Estate

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