

1316, 3727 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2219687



# \$355,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Sage Hill                          |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 821 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Baseboard                         | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -      |
| Roof:       | -                                 | Condo Fee: | \$ 473 |
| Basement:   | -                                 | LLD:       | -      |
| Exterior:   | Wood Frame                        | Zoning:    | M-2    |
| Foundation: | -                                 | Utilities: | -      |
| Features:   | Kitchen Island                    |            |        |

Inclusions: None

Stylish 2-Bedroom Condo in the Heart of Sage Hill &ndash; The Mark 101 Welcome to The Mark 101, an elegant and modern building nestled in the vibrant NW community of Sage Hill. This eye-catching complex stands out with exceptional curb appeal, beautifully landscaped grounds, and durable Hardie board siding. Step inside this immaculately maintained unit and be greeted by a bright, open-concept layout designed for comfort and entertaining. The chef-inspired kitchen features rich cabinetry, quartz countertops, all stainless steel appliances, a stylish tile backsplash, and a generous island that flows effortlessly into the cozy living area. Offering a smart and functional layout, this condo includes 2 spacious bedrooms and 2 full bathrooms positioned on opposite sides of the unit&mdash;ideal for privacy, roommates, or hosting guests. Enjoy the convenience of in-suite laundry with extra storage, a heated underground parking stall, and a separate storage locker. Additional highlights include: Luxury Vinyl Plank flooring throughout Gas line for BBQ on your private balcony Secure, quiet concrete building construction Close proximity to shopping, restaurants, parks, and major roadways Whether you're a first-time buyer, downsizer, or investor, this turn-key property offers a perfect blend of comfort, style, and location.