

**2303, 3727 Sage Hill Drive NW**  
**Calgary, Alberta**
**MLS # A2219282**

**\$355,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	AC unit		
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Welcome to "MARK 101" by Shane Homes, where modern design meets unbeatable location! This beautifully maintained third floor unit offers over 800 SqFt of stylish & functional living space - featuring modern and low maintenance vinyl plank flooring. Step inside to a bright, open-concept layout starting with a sleek white kitchen complete with stainless steel appliances, ample cabinetry, and a stunning quartz countertop island—perfect for hosting family and friends. The kitchen seamlessly flows into a spacious living room, where natural light pours in through a large window and a patio door that lead to your balcony. The primary suite is thoughtfully tucked to one side, offering a generous sized bedroom, dual closets, and a private 3-piece ensuite. The second bedroom is located on the opposite side of the unit, providing excellent privacy for guests or a home office setup, with easy access to the 4-piece main bath. You'll also appreciate the large in-suite laundry room, providing valuable extra storage space. Additional highlights of this unit are A/C for summer comfort, an underground parking stall for cold winter days, and a separate storage locker. This well-maintained home is move-in ready and perfect for first-time buyers, investors, or down-sizers. Ready to call MARK 101 home? Don't miss your opportunity to own this unit in this sought-after complex!