

**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
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Stylish 2-Bedroom Condo in the Heart of Sage Hill – 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—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.