

# **\$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
Days on Market	8
Zoning	M-2

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.