



## 3727 Sage Hill Drive Calgary Alberta

\$269,500

Welcome to #3116, 3727 Sage Hill Dr NW! Discover the perfect blend of comfort and convenience in this well-kept 1-bedroom, 1-bath main floor apartment located in the sought-after Mark 101 building, built by Shane Homes. Boasting 573 sq ft of thoughtfully designed living space, this home features elegant laminate flooring throughout and an open-concept layout that seamlessly connects the living and kitchen areas. The building exterior showcases durable Hardie Board siding, reflecting a commitment to quality. Step outside to your private deck, complete with a gas line for future BBQs—perfect for outdoor entertaining! Additional highlights include a designated parking stall (#34), storage locker (S-62) and a condo fee of \$308.54, which covers heat, water, sewer, insurance, and professional management. Enjoy the convenience of being just a short walk away from Walmart, a variety of restaurants, banks, and numerous other amenities. This unit is vacant and ready for a quick possession. Don't miss out—call today to schedule your tour! (id:6769)

Living room 12.75 Ft x 10.50 Ft

Kitchen 11.42 Ft x 8.83 Ft

Laundry room 4.25 Ft x 3.83 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Primary Bedroom 13.17 Ft x 9.75 Ft

Office 4.92 Ft x 4.08 Ft

Listing Presented By:



Originally Listed by:  
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