



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #3204, Calgary T3R 1T7

MLS® #: **A2139236**

Area: **Sage Hill**

Listing Date: **06/07/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **675**
Low Sqft:
Ttl Sqft: **675**

DOM

21
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Composite Siding,Concrete,Stone,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	12`3" x 7`8"	Living/Dining Room Combination	Main	10`7" x 12`2"
Kitchen	Main	6`10" x 13`0"	Entrance	Main	6`4" x 3`8"
Bedroom - Primary	Main	9`9" x 11`3"	4pc Ensuite bath	Main	4`11" x 7`4"
3pc Bathroom	Main	7`8" x 6`11"	Laundry	Main	3`7" x 3`7"
Bedroom	Main	9`0" x 8`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$374

Fee Simple

M-2 d200

Fee Freq:

Monthly

Legal Desc:

2210852

Remarks

Pub Rmks:

Welcome to this 2 bedroom 2 bathroom corner unit in Mark 101, perfect for individuals, small families, or as an investment property. Located in the vibrant community of Sage Hill, this home is close to all essentials such as grocery stores, public transit, restaurants, and shopping. This condo features high-end upgrades like luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The open-concept designs connect spacious living rooms to well-appointed kitchens, with access to private balconies equipped with BBQ hookups. The primary bedroom features a walk-in closet and en-suite bathroom, while the additional bedroom provides flexibility for guests or office space. In-suite laundry, heated underground parking, and an assigned storage unit adds to the convenience. This pet-friendly building also offers secure bike storage and affordable condo fees that cover essential utilities. With its prime location, this condo provides easy access to major roads, making daily errands and commuting a breeze. Whether you are looking for a new home or a solid investment, this condo offers a blend of modern style and practicality. Schedule a viewing today to see this exceptional home firsthand.

Inclusions:

None

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









