



THE A-TEAM

RE/MAX FIRST

3727 SAGE HILL Drive #1108, Calgary T3R 1T7

MLS® #: A2162074 Area: Sage Hill Listing: 09/02/24 List Price: \$385,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2018

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Underground

Finished Floor Area

Abv Sqft: 855
Low Sqft:
Ttl Sqft: 855

DOM

16
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony, Private Entrance

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

Kitchen Appl: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Double Vanity, Granite Counters, Kitchen Island, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 4pc Ensuite bath, Laundry, Kitchen With Eating Area, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$471 Title: Fee Simple Zoning: M-2 d200

Fee Freq:  
**Monthly**

Legal Desc: **1712012;7**

Remarks

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Pub Rmks: **Ground floor beauty in the enthralling and popular Mark 101 at Sage Hill. The buildings are designed with everyone who values carefree living in mind. Suitable for professionals, young families, and older folks. This beautiful 2 bedrooms, 2 bathrooms ground floor end unit will compliment your lifestyle. The ground floor provides you that luxury of quick access to this amazing end unit from the ground level patio. You will love the open floor design with a great flow from the entry. The kitchen, complete with an expansive island with granite countertop overhang for your sitting, eating and entertainment comfort is perfect for cooking and dining. The living room overlooks the patio and street. Two large bedrooms including a primary with ensuite, and a second bedroom, and adjacent full bath make living arrangement and unit very desirable. Unit has a great westward view, with a great large ground level balcony equipped with gas hook up for your grilling enjoyment. This property offers you the luxury of heated titled underground park. Sage Hill Crossing is close to several amenities - shopping, malls, restaurants, grocery stores. Its proximity to Creekside Shopping Centre adds more options with a short drive. The immediate access to Stoney Trail heading East or West facilitates smooth transfer to your destination within the city.**

Inclusions: **N/A**  
Property Listed By: **Onyx Realty Ltd.**

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