



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 SAGE HILL Drive #1215, Calgary T3R 1T7**

MLS® #: **A2171099**

Area: **Sage Hill**

Listing Date: **10/10/24**

List Price: **\$363,000**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Finished Floor Area

Abv Sqft: **829**  
Low Sqft:  
Ttl Sqft: **829**

DOM

**41**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Hot Water**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Lighting**

Construction: **Composite Siding, Stone**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 11`4"
Laundry	Main	6`11" x 6`8"
Bedroom	Main	14`9" x 9`3"
4pc Bathroom	Main	9`2" x 5`10"
Balcony	Main	10`11" x 0`11"

Room	Level	Dimensions
Kitchen	Main	13`3" x 11`8"
Bedroom - Primary	Main	15`11" x 10`10"
3pc Bathroom	Main	8`9" x 7`0"
Foyer	Main	4`1" x 2`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$450

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1712012

Remarks

Pub Rmks: **Move into this beautiful condo - The Mark 101 - by quality builder - Shane Homes in the popular family community of Sage Hill! Enjoy trendy life style living in this modern, bright & stylish upgraded unit in its mint condition with titled underground parking and assigned storage locker in parkade. This beautiful unit offers 9ft ceilings, luxury vinyl flooring, upgraded tiles in both bathrooms. Enjoy cooking with an open kitchen which offers granite counters; soft-close drawers, upgraded mosaic backsplash tiles, a large centre island; and stainless steel appliances. For that added privacy, the 2 bedrooms are located on opposite sides of the condo separated by the spacious living room with floor to ceiling windows for extra lights and a door to a good size balcony where you can enjoy BBQ or coffee with your patio furniture; the master has double closets with built in organizers & an ensuite with oversized walk-in shower. The 2nd full bath also has a large adjoining laundry/storage room complete with wire shelving & Whirlpool washer & dryer. Other features include granite counters & tile floors in both bathrooms. Condo fees include heat & water-sewer, pet-friendly on board approval. The Mark 101 features solid sound dampening construction to minimize sound, lowE windows, Hardie Board siding, secure keyless entry & security cameras along with ramp access to building; residents' bike storage & visitor parking. This well sought after location is just minutes to Creekside & Beacon Hill shopping, Walmart, T N T Supermarket, Tim Hortons, Shopper Drug Mart, Day Care, etc. plus easy access to Stoney, Beddington & Shaganappi Trails. Book your private viewing today!**

Inclusions: none

Property Listed By: TREC The Real Estate Company

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













