

3727 SAGE HILL Drive #1403, Calgary T3R 1J1

MLS®#:	A2196035	Area:	Sage Hill	Listing Date:	02/22/25	List Price: \$269,900
Status:	Active	County:	Calgary		-\$5k, 11-Apr	Association: Fort McMurray

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Apartment-Low-Rise

General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information	Residential Apartment Calgary 2017	<u>Finished Floor Area</u> Abv Sqft: Low Sqft:	571	DOM 50 Layout Beds: Baths: Style:
Lot Sz Ar: Lot Shape:		Ttl Sqft:	571	<u>Parking</u> Ttl Park: Garage Sz:
Lot Feat: Park Feat:	Heated Garage,Insulated,Parkade,Titled,Underground			

Roof:	Asphalt Shingle		Construction:					
Heating:	Baseboard,Natural Gas		Composite Siding,Stone,V	Composite Siding,Stone,Wood Frame Flooring: Carpet,Ceramic Tile,Laminate Water Source:				
Sewer:			Flooring:					
Ext Feat:	Balcony		Carpet,Ceramic Tile,Lami					
			Water Source:					
Kitchen Appl: Int Feat: Utilities:	· · ·	Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings High Ceilings,No Smoking Home						
	Room Information							
Room	Level	Dimensions	Room	Level	Dimensions			
Kitchen	Main	12`2" x 8`10"	Living/Dining Room Comb	ination Main	12`2" x 12`0"			
Laundry	Main	5`8" x 4`10"	Bedroom - Primary	Main	11`0" x 11`0"			
4pc Ensuite ba	ath Main							
			Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:				
\$336		Fee Simple		M-2				

Utilities and Features

Legal Desc:	Fee Freq: Monthly 1712012					
-	Remarks					
Pub Rmks:	Welcome to the Mark 101 in Sage Hill! This pet-friendly building by Shane Homes sets the standard for multi-family living. This top-floor 1-bed, 1-bath condo offers 570+ SqFt of thoughtfully designed space 9 foot ceilings and complete with titled underground heated parking and separate, assigned storage locker and locked bike storage. Enjoy upgraded cabinets, lighting, finishes, and appliances, plus plenty of storage—two bedroom closets, a spacious laundry room, ceiling-height kitchen cabinets, and an additional storage unit in the parkade. The open-concept kitchen and living area maximize functionality, flowing seamlessly onto a massive sun drenched south-facing balcony. The generous master bedroom easily fits king-sized furniture! A must-see unit in a high-guality building					
Inclusions:	n/a					
Property Listed By:	RE/MAX House of Real Estate					

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









