



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 SAGE HILL Drive #1403, Calgary T3R 1J1**

MLS® #: **A2196035**

Area: **Sage Hill**

Listing Date: **02/22/25**

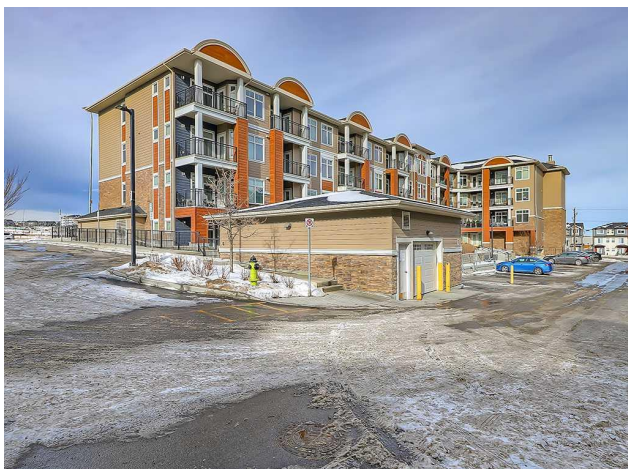
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **571**  
Low Sqft:  
Ttl Sqft: **571**

DOM

**1**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Insulated,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$336**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **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, complete with titled underground heated parking and seperate, assigned storage locker. 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-quality 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**

