



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2310, 3727 Sage Hill Drive NW
Calgary, Alberta

MLS # A2333330



\$339,900

Division:	Sage Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d200
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	Negotiable		

Step into this beautifully finished and well maintained 2 bedroom, 2 bathroom condo in Mark 101! One of the largest floor plans in the building, this home is full of upgrades. The kitchen features quartz counters with white shaker style cabinets, stainless steel appliances, pantry, and tile backsplash, the perfect spot for entertaining guests. The open concept flows seamlessly into the flex space, great for a workspace or reading nook, as well as the large and bright living room with space for a dining table. The east facing balcony provides the sunrise with your morning coffee and shade in the evening to beat the summer heat. The primary bedroom fits your king bed and dresser, with a 4 piece ensuite featuring a double vanity for easy mornings with your partner. The second bedroom is right across from another full bathroom at the other end of the condo for added privacy with children or roommates. Enjoy your oversized titled parking stall in the secured and heated parkade, with bike locker and private storage unit. Shopping is a short walk away, with many options to eat as well as professional services. Quick access to Stoney Trail makes for easy commutes. You'll also love the green belt running through Sage Hill for bike rides and dog walks. Book your showing today to see everything this home has to offer!