

# \$355,000 - 2303, 3727 Sage Hill Drive Nw, Calgary

MLS® #A2219282

**\$355,000**

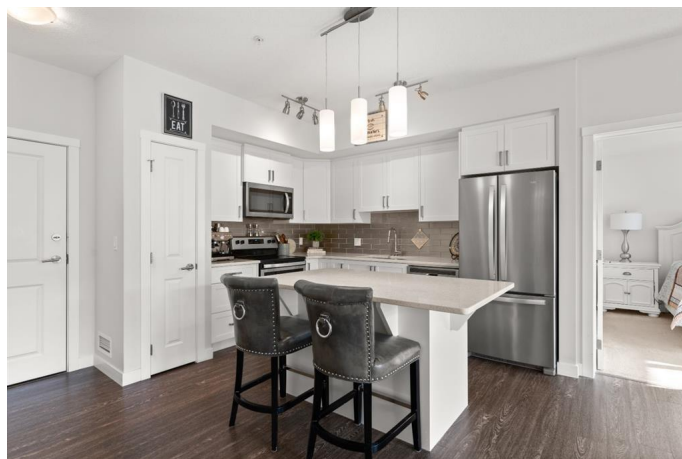
2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Welcome to "MARK 101" by Shane Homes, where modern design meets unbeatable location! This beautifully maintained third floor unit offers over 800 SqFt of stylish & functional living space - featuring modern and low maintenance vinyl plank flooring. Step inside to a bright, open-concept layout starting with a sleek white kitchen complete with stainless steel appliances, ample cabinetry, and a stunning quartz countertop island—perfect for hosting family and friends. The kitchen seamlessly flows into a spacious living room, where natural light pours in through a large window and a patio door that lead to your balcony. The primary suite is thoughtfully tucked to one side, offering a generous sized bedroom, dual closets, and a private 3-piece ensuite. The second bedroom is located on the opposite side of the unit, providing excellent privacy for guests or a home office setup, with easy access to the 4-piece main bath. You'll also appreciate the large in-suite laundry room, providing valuable extra storage space. Additional highlights of this unit are A/C for summer comfort, an underground parking stall for cold winter days, and a separate storage locker. This well-maintained home is move-in ready and perfect for first-time buyers, investors, or down-sizers. Ready to call MARK 101 home? Don't miss your opportunity to own this unit in this sought-after complex!

Built in 2018



## Essential Information

MLS® #	A2219282
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2303, 3727 Sage Hill Drive Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T7

## Amenities

Amenities	Elevator(s), None, Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 8th, 2025

Days on Market            3

Zoning                        M-2

### **Listing Details**

Listing Office                CIR Realty

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