



GRASSROOTS
REALTY GROUP

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8, 232 Sabrina Way SW
Calgary, Alberta

MLS # A2229299



\$169,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	507 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	None	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this charming one-bedroom condominium in the heart of Southwood! This affordable apartment offers the perfect opportunity to enter Calgary's thriving real estate market. Situated on the top floor of a well-maintained, professionally managed 8-unit complex, this home features an east-facing balcony that captures beautiful morning light. Step inside to discover an inviting open concept layout flooded with natural light from numerous windows. The generous bedroom provides ample space, while the four-piece bathroom offers everyday convenience. The unit includes a dedicated parking stall, and a secure storage locker conveniently located just outside your door. This adult-oriented building provides a peaceful living environment with shared laundry facilities for residents. The smoke-free atmosphere ensures clean, fresh air throughout the complex. Enjoy an exceptional location with easy access to public transportation, including nearby C-Train stations. Shopping centers, schools including Dr. E.P. Scarlett High School, and recreational spaces are all within reach, making this the perfect home base for enjoying everything Calgary has to offer.