

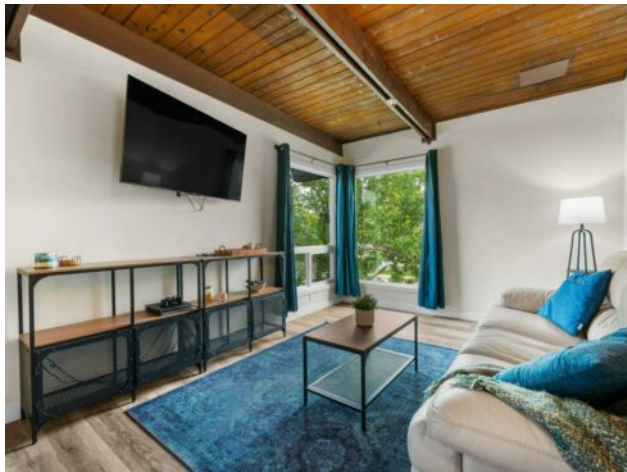


GRASSROOTS
REALTY GROUP

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**615 Sabrina Road SW
Calgary, Alberta**

MLS # A2256368



\$395,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	529 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, Private, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle, Flat

Basement: Finished, Full

Exterior: Aluminum Siding , Concrete, Other

Foundation: Poured Concrete

Features: Built-in Features, High Ceilings, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

Enjoy living with NO CONDO FEES!! Fully renovated semi-detached home under \$400k, just a 5-minute walk to the Anderson C-Train station. This home offers 2 large bedrooms and a 4 piece bathroom, featuring a spacious living and dining area that are enhanced by a warm cottage vibes, cedar-clad vaulted ceiling and large windows that flood the space with natural light, creating an open and inviting feel. A bright, modern kitchen features beautiful quartz countertops and stainless steel appliance package. Luxury vinyl plank flooring flows throughout the home, complemented by practical conveniences such as storage, laundry, new vinyl windows & high efficiency furnace. Step outside to enjoy a massive covered deck along with a fenced yard for added privacy. With modern updates and a "small but mighty" floor plan, this property delivers exceptional value!