



GRASSROOTS
REALTY GROUP

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61, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2256735



\$349,888

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Gas BBQ, Murphy Bed

This is a RARE opportunity to own a 3 bedroom END UNIT with ALL of the extras in a PREMIUM LOCATION!! Located steps away to the Anderson LRT station, schools, Southcentre Mall and numerous amenities. Featuring 3 bedrooms with a massive primary, 1.5 baths, sparkling new kitchen appliances less than a year old, a full basement partially finished, and a sliding door to your PRIVATE ENCLOSED YARD! The icing on the cake? Room for 2 CARS in your tandem parking stall steps to the door! This townhouse has ALL of the highly sought after features for condo living at a price that can't be beat. Exceptional choice for a young family or investor. Possession is flexible. Pets allowed with board approval.