



GRASSROOTS
REALTY GROUP

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1, 232 Sabrina Way SW
Calgary, Alberta

MLS # A2258942



\$149,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	481 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this well-maintained 1 bedroom, 1 bathroom unit in the desirable community of Southwood. This unit offers an open-concept layout, perfect for entertaining. Enjoy the convenience of an assigned parking stall at the rear of the building and a private storage closet located right outside the unit for easy access. Shared laundry facilities are available for residents. This complex is ideally located with excellent access to shopping, retail, restaurants, and public transportation. The Anderson C-Train Station is just minutes away, making commuting across the city a breeze. Whether you're a first-time buyer, downsizer, or investor, this unit is a fantastic opportunity!