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531 Sabrina Road SW Calgary, Alberta

MLS # A2263330



\$349,900

Southwood Division: Residential/Duplex Type: Attached-Side by Side, Bi-Level Style: Size: 510 sq.ft. Age: 1973 (52 yrs old) **Beds:** Baths: Garage: None, On Street Lot Size: Lot Feat: Back Yard, Rectangular Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Hardwood, Vinyl **Condo Fee:** Roof: \$0 Tar/Gravel **Basement:** LLD: Full **Exterior:** Zoning: M-CG d44 Wood Frame Foundation: **Poured Concrete Utilities:**

Storage

Features:

Inclusions: Electric Stove, Refrigerator, Washer/Dryer

Welcome home to this semi-detached 2 bdrm half duplex which offers open concept living with hardwood floor, big windows with plenty of light! The kitchen shines with white cabinets, quartz counters & stainless appliances. Enjoy a stylish 4 pce bath, deck & fenced yard. Downstairs offers 2 bdrms, new windows, new flooring, fresh paint & laundry/storage. Recent updates mean move-in ready! Perfectly located just steps to the LRT, shopping, schools & parks. NO CONDO FEES - DON'T MiSS THIS GREAT OPPORTUNITY! INVESTORS: The other side of this duplex is also available.