



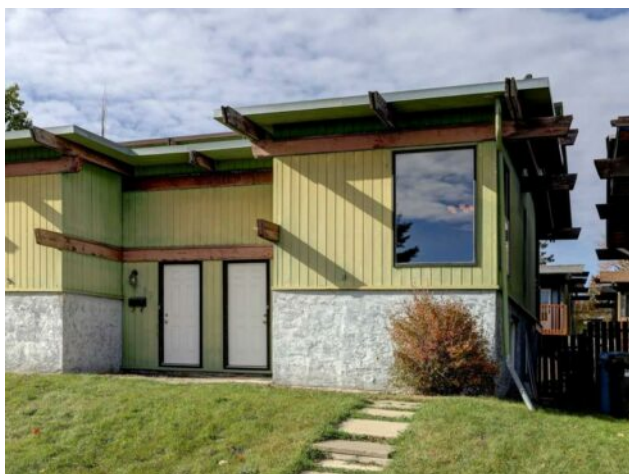
GRASSROOTS
REALTY GROUP

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**531 Sabrina Road SW
Calgary, Alberta**

MLS # A2263330



\$349,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	510 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	None, On Street		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Vinyl

Roof: Tar/Gravel

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 0

LLD: -

Zoning: M-CG d44

Utilities: -

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.