



GRASSROOTS
REALTY GROUP

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**529 Sabrina Road SW
Calgary, Alberta**

MLS # A2263652



\$339,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	509 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	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Move-in ready & affordable! This semi-detached 2 bdrm half- duplex is full of charm & updates - with NO CONDO FEES! Main floor features open concept living with a spacious living & dining area, large windows for plenty of natural light with a functional kitchen. The bright basement features new flooring & windows, fresh paint, and a spacious laundry/storage area. This home is just steps from the LRT, shopping, schools. Perfect for the first-time buyer, downsizers or investors. Both sides are for sale!