

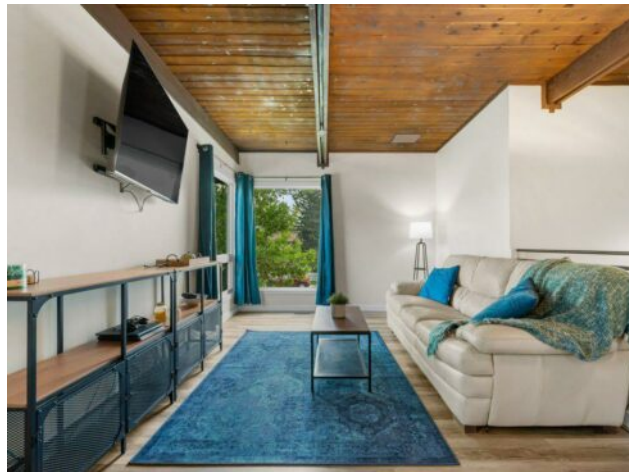


**GRASSROOTS**  
REALTY GROUP

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**615 Sabrina Road SW  
Calgary, Alberta**

**MLS # A2272626**



**\$370,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	529 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Low Maintenance Landscape, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Other	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

Enjoy living with NO CONDO FEES!! Fully renovated semi-detached home under \$375k, just a 5-minute walk to the Anderson C-Train station. This home offers 2 large bedrooms and a 4 piece bathroom, featuring a spacious living and dining area that are enhanced by a warm cottage vibes, cedar-clad vaulted ceiling and large windows that flood the space with natural light, creating an open and inviting feel. A bright, modern kitchen features beautiful quartz countertops and stainless steel appliance package. Luxury vinyl plank flooring flows throughout the home, complemented by practical conveniences such as storage, laundry, new vinyl windows & high efficiency furnace. Step outside to enjoy a massive covered deck along with a fenced yard for added privacy. With modern updates and a "small but mighty" floor plan, this property delivers exceptional value!