



**4, 104 Sabrina Way SW
Calgary, Alberta**

MLS # A2291728



\$159,900

Division:	Southwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	m-c1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Closet Organizers, No Animal Home, No Smoking Home, Storage, Wood Counters		

Inclusions: None

OPEN HOUSE - APRIL 19, 2-4PM Bright, Filled with Natural Light Unit*** Must See to Appreciate! *** WALKING DISTANCE (Only 11 minutes) TO ANDERSON C-TRAIN STATION *** One of The LOWEST CONDO FEES for 1 Bedroom Apartments in Calgary With UTILITIES INCLUDED (Except Electricity) *** Quiet Southwood Location *** Tree-Lined Community *** Boutique 8-UNIT BUILDING *** NON-SMOKING Building *** NO PETS Building *** Quick Commute To Downtown Calgary *** Excellent Access To Major Routes *** Close To Shopping, Parks & Everyday Amenities *** Near 3 SCHOOLS: Ethel M. Johnson, Harold Panabaker, & Dr. E.P. Scarlett High School *** Durable TILE FLOORING Throughout *** BRIGHT Bedroom With Large Window *** IN-SUITE LAUNDRY *** Convenient In-Unit STORAGE *** ASIGNED PARKING Stall *** Well-Maintained Building *** Established Southwood Neighborhood *** Comfortable, Affordable & Low-Maintenance Living In A Highly Accessible Location ***