



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

**MLS # A2291728**

**\$159,900**



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

**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 \*\*\*