



**511 Sabrina Road SW  
Calgary, Alberta**

**MLS # A2294903**



**\$500,000**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		
<b>Inclusions:</b>	N/A		

This exceptional bi-level home offers an outstanding combination of location, layout, and condition. Boasting nearly 2,000 sq. ft. of developed living space, the property features 4 bedrooms and 2 full bathrooms—an excellent opportunity for first-time buyers or investors. Ideally situated just steps from the Anderson CTrain Station, Southcentre Mall, schools, parks, playgrounds, and a full range of amenities, this home provides unmatched convenience for everyday living. The main floor is bright and inviting, showcasing an open-concept layout with durable vinyl and laminate flooring throughout. The spacious living room is filled with natural light from a large picture window, creating a warm and welcoming atmosphere. The well-appointed kitchen features abundant white cabinetry, ample counter space, and a stainless steel refrigerator, seamlessly connecting to a generous dining area. Patio doors lead to a large deck—perfect for relaxing or entertaining family and friends. This level also includes two well-sized bedrooms and a full 4-piece bathroom. The fully finished basement expands the living space with a substantial family room ideal for entertaining, two additional bedrooms, a full bathroom, a large storage area, and space with potential for a future kitchenette.