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531 Sabrina Road SW Calgary, Alberta

MLS # A2263330



\$349,900

Division:	Southwood					
Type:	Residential/Duplex					
Style:	Attached-Side by Side, Bi-Level					
Size:	510 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:	Hardwood, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-

Inclusions: Electric Stove, Refrigerator, Washer/Dryer

Storage

Features:

Welcome home to this semi-detached 2 bdrm half duplex which offers open concept living with hardwood floor, big windows with plenty of light! The kitchen shines with white cabinets, quartz counters & stainless appliances. Enjoy a stylish 4 pce bath, deck & fenced yard. Downstairs offers 2 bdrms, new windows, new flooring, fresh paint & laundry/storage. Recent updates mean move-in ready! Perfectly located just steps to the LRT, shopping, schools & parks. NO CONDO FEES - DON'T MiSS THIS GREAT OPPORTUNITY! INVESTORS: The other side of this duplex is also available.