

**529 Sabrina Road SW**  
**Calgary, Alberta**

**MLS # A2263652**



**\$339,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	509 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Move-in ready & affordable! This semi-detached 2 bdrm half- duplex is full of charm & updates - with NO CONDO FEES! Main floor features open concept living with a spacious living & dining area, large windows for plenty of natural light with a functional kitchen. The bright basement features new flooring & windows, fresh paint, and a spacious laundry/storage area. This home is just steps from the LRT, shopping, schools. Perfect for the first-time buyer, downsizers or investors. Both sides are for sale!