

12, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2220973



\$349,900

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 448
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Spacious three bedroom townhome with a great location. Great opportunity to put own touches on this home and make it shine again. Large eat-in kitchen overlooking west backyard and access to parking stall. Three generous sized bedrooms up, primary is huge with plenty of storage, all sharing a functionally layed out four piece bathroom. Lower level works great for a rec room retreat and has laundry hook ups. Well maintained complex close to LRT station, shopping and easy access to main arteries.