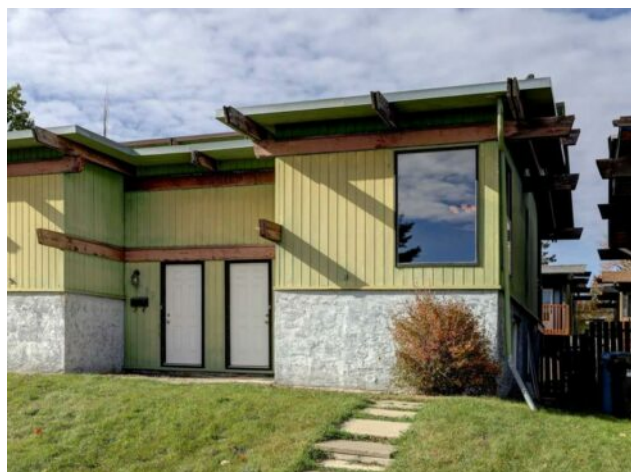


**531 Sabrina Road SW
Calgary, Alberta**

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:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Electric Stove, Refrigerator, Washer/Dryer

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.