

100, 630 Sabrina Road SW  
Calgary, Alberta

MLS # A2178792



## \$409,900

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s)		

**Inclusions:** Backyard storage shed

Superb 3 bedroom, 2 storey end unit in Southwood Village! Terrific main floor layout featuring a spacious living room open to a sunny, south facing dining/kitchen with ample cupboards and counter space and complete with sparkling white appliances. Three generous sized bedrooms as well as a 4 piece bath can be found on the upper level. Enjoy an additional 400 square of lower level development, including den/office, flex space, laundry room, 4 piece bath and storage. Recent updates include, a freshly painted interior, new carpeting throughout the upper level, a new microwave hood cover and new light fixtures. Enjoy a fully fenced, private, south backyard with shed and parking pad. A fabulous location! Conveniently close to LRT, park, playground, schools, shopping and transit. A wonderful place to call home!