



GRASSROOTS
REALTY GROUP

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117 Sabrina Way SW
Calgary, Alberta

MLS # A2306568



\$304,900

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	625 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, No Back Lane, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, See Remarks, Storage		

Inclusions: N/A

Affordability in the sought-after community of Southwood! This townhome is packed with potential and located in a well-managed complex with LOW condo fees. The bright main floor offers a spacious living room, functional kitchen with ample cupboard and counter space, dining area, main floor laundry, and a convenient 2-piece bath. Downstairs features 3 bedrooms, a full bathroom, and extra storage. Enjoy your corner unit with large windows bringing in plenty of morning sun, plus a deck off the living room and patio below. Ideally situated close to shopping, transit, schools, parks, and more!