



GRASSROOTS
REALTY GROUP

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101 Sabrina Way SW
Calgary, Alberta

MLS # A2327195



\$350,000

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	632 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, No Back La		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

Corner Unit in a Quiet, Mature Neighborhood With Over 1200 Sq Ft of Total Living Space *** Fresh Paint *** New Vinyl Plank Flooring *** Brand New Refrigerator & Stove With Manufacturer's Warranty *** 3 Bedrooms *** 1.5 Bathrooms *** Private Large Fenced Yard *** Assigned Parking Stall *** 11 minutes Walk To Anderson C Train Station *** C-Train Directly to SAIT and U of C *** Walk To Southcentre Mall *** Walking Distance To Schools (including Dr. E.P. Scarlett High School), Parks & Playgrounds *** Minutes To Macleod Trail, Anderson Road & Stoney Trail *** Quick Access To Costco, Superstore, No Frills, Walmart, Fish Creek Park & South Health Amenities *** Move In Ready