

**4, 232 Sabrina Way SW**  
**Calgary, Alberta**

**MLS # A2162759**



**\$188,800**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Exceptional 1 bed, 1 bath CORNER unit! RENOVATED, SUNNY AND BRIGHT! Awesome layout, huge windows. Beautiful chef's kitchen with new cabinets and countertops. Loads of counters and storage. Eat in kitchen area and massive open living room/dining room that will create an awesome entertaining space and office area or dining table could fit too. Spacious bedroom! Luxury vinyl plank throughout. Shared laundry in sunny laundry room on the second floor. BONUS- PRIVATE STORAGE ROOM NEXT TO THE UNIT FOR YOUR EXCLUSIVE USE! Terrific for bike storage, golf clubs and more. Assigned parking stall at the back of the building. Walkable location and close to South Centre mall and the public library. Amazing opportunity for a first time buyer or an investor.