

611 Sabrina Road SW
Calgary, Alberta

MLS # A2173335



\$449,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	507 sq.ft.	Age:	1973 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Chandelier, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage		
Inclusions:	None		

Welcome to this newly renovated gem, meticulously updated to the studs and never lived in! 1100 sqft over both levels of living space. Enjoy the perks of homeownership without any condo fees! This beautiful home features a brand new furnace and hot water tank, along with double-pane vinyl windows and doors. The luxury vinyl flooring adds a modern touch throughout. The inviting kitchen, complete with generous cupboard space, brand new appliances, and elegant granite countertops. The new fence and deck give the private backyard space the sanctuary you and your pet have been looking for. Natural sunlight pours in through the larger front windows, creating a warm and welcoming atmosphere in the spacious living room—perfect for relaxation and entertaining. Retreat to the generously sized bedrooms, each featuring oversized windows and deep closets with chic sliding doors. The bathrooms are both modern and cozy, offering a perfect blend of style and comfort. Located in the vibrant community of Southwood, you'll have easy access to the LRT, South Centre Mall, and major roads, making your commute and shopping experiences effortless. Don't miss this incredible opportunity—schedule your viewing today and make this beautiful duplex your new home!