

823 Sabrina Road SW
Calgary, Alberta

MLS # A2186240



\$550,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,174 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Low Flow Plumbing Fixtures, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Investors, developers, handy homeowners, renovation specialists and house flippers this Southwood bi-level exudes potential at an affordable price on a huge lot with 5 total bedrooms and a sunny south-facing backyard. Several schools are within walking distance as are the LRT station, skate park, ice rink and off-leash dog park. Truly an outstanding location! Bathed in natural light the main floor living room has an oversized picture window that showcases the mature trees of this established community. The kitchen features a pass-through to the dining room, perfect for entertaining plus there's a window above the sink to keep an eye on the kids playing in the backyard. 3 spacious and bright bedrooms are on this level along with a 4-piece bathroom. The finished basement offers ample additional space for media, games, work and play in the expansive rec room and 2 additional bedrooms all serviced by a second 4-piece bathroom. The massive backyard is privately fenced with a ton of room for relaxing and barbecuing, while the grassy yard allows for tons of space for kids and pets to run around. An oversized concrete garage is the cherry on top of this sensational property. This unbeatable location has everything close by, take a stroll around the Glenmore Reservoir, get active at Southland Leisure Centre or enjoy the day shopping at Southcentre Mall or at one of the many neighbourhood shopping destinations throughout the community which also boasts great schools and many parks and playgrounds!