

233 Sabrina Way
Calgary, Alberta

MLS # A2227508



\$349,000

Division:	Southwood		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	620 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Gentle Sloping, Treed, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs		

Inclusions: Garden String Lights, Garden Shed

Wonderful opportunity for first time buyers and investors alike with this 3 Bedroom, 1.5 Half Bath, Low Condo fee property. Freshly painted throughout, New fridge, New Luxury Vinyl Plank flooring. Step inside this turn-key property and look no further. All of the work has been done for you! Simply walk in, unpack and make yourself at home. The split-level layout offers an open upper floor with bright kitchen, living and dining area as well as a 2-piece bath. Window decals for added privacy, new butchers block counter feature, granite kitchen countertop, dual lazy susans and a deep double sink with adjustable spray hose. The lower level offers 3 bedrooms and a 4-piece bathroom and is cozy and warm. Spend summer evenings enjoying the greenery on your large deck area and the quiet surrounds of the neighbourhood. There is a dedicated parking stall and ample street parking. Great location with South Centre Mall only 5 minutes away and easy access to Macleod, Stoney and Deerfoot Trails. Book your showing today!