



THE
A-TEAM

**RE/MAX
FIRST**

607 SABRINA Road, Calgary T2W 1Y7

MLS®#: **A2177370**

Area: **Southwood**

Listing Date: **11/05/24**

List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

506

Year Built:

1973

Low Sqft:

Ttl Sqft:

506

Lot Information

Lot Sz Ar:

2,429 sqft

Lot Shape:

DOM

15

Layout

Beds:

2 (2)

Baths:

1.5 (1 1)

Style:

Bi-Level,Up/Down

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Few Trees,Front Yard,Lawn,Rectangular Lot

None,On Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Vinyl Siding

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer

Int Feat:

Beamed Ceilings,Chandelier,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Primary Downstairs,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 10`8"	Kitchen	Main	11`8" x 5`10"
Dining Room	Main	13`0" x 9`3"	Foyer	Main	6`7" x 6`6"
2pc Bathroom	Main	5`9" x 4`11"	Bedroom - Primary	Basement	12`9" x 9`7"
Bedroom	Basement	10`0" x 7`11"	4pc Bathroom	Basement	9`4" x 6`5"

Furnace/Utility Room

Basement

11`5" x 2`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2411430

Zoning:

SR

Remarks

Pub Rmks:

Welcome to your dream home in the heart of Southwood! This newly renovated duplex has been meticulously upgraded down to the studs, featuring state-of-the-art electrical and plumbing systems, new windows, a modern furnace, and a brand-new hot water tank. With 1300 sqft of total living space, this residence is perfect for first-time homebuyers or those looking to downsize without the burden of condo fees. Step inside to discover luxury vinyl flooring that graces both the main and lower levels, providing a seamless and stylish flow throughout the home. The inviting living room features an electric fireplace, perfect for cozying up on chilly winter evenings. Large windows adorn the space, flooding it with natural light and creating a warm, welcoming atmosphere. The new kitchen is a culinary delight, boasting elegant granite countertops and stylish backsplash that adds a touch of sophistication. On the lower level, you'll find two spacious bedrooms designed for comfort, featuring large windows that invite natural light while keeping the space cool and inviting in during the warmer evenings. The modern 4-piece bathroom offers a sleek design, perfect for unwinding after a long day. For your convenience the new stackable washer/dryer is on the same level. Outside, enjoy the privacy of your newly built fenced yard, complete with mature trees and ample space to create your perfect outdoor oasis or to build a storage shed for additional storage needs. The side yard also offers the potential for a parking space, adding convenience to this already impressive property. 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!

Inclusions:

None

Property Listed By:

Greater Property Group

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







