



THE
A-TEAM

**RE/MAX
FIRST**

611 SABRINA Road, Calgary T2W 1Y7

MLS®#: **A2177372**

Area: **Southwood**

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

List Price: **\$435,000**

Status: **Pending**

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

28

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:

**Few Trees,Front Yard,Lawn,Private,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
Living Room	Main	13`2" x 10`10"
Dining Room	Main	13`3" x 9`0"
4pc Bathroom	Main	8`4" x 4`11"
Bedroom	Basement	10`4" x 7`11"
2pc Bathroom	Basement	6`2" x 5`9"

Room	Level	Dimensions
Kitchen	Main	11`8" x 5`10"
Foyer	Main	6`6" x 6`5"
Bedroom - Primary	Basement	12`10" x 9`7"
Laundry	Basement	11`2" x 6`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2411430

Zoning:

SR

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **Greater Property Group**

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







