



\$ 515,000.00

## 752 SABRINA ROAD SW CALGARY

<https://paulbrinton.com>

Location, Location, Location! HUNTING for an investment property or looking for a move-in-ready Bi-Level, take AIM at this one! The exterior was renovated in 2016 which included windows and doors, shingles were replaced in 2014. The main floor of this bi-level includes a spacious living room with kitchen, dining area,...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1163157

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 19:49:03

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/23/21

**Lot size:** 5371 sq ft

**Year built:** 1970

**Parking:** Double Garage Detached, Off Street, RV Access/Parking

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Dog Run, Private Entrance

**District:** CAL Zone S

**Inclusions:** Basement (Fridge, Stove, Dishwasher & Microwave)

**Lot Features:** Back Lane, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Lawn, Landscaped, Level, Street Lighting, Rectangular Lot

**Heating Type:** Fireplace(s), Forced Air

**Total Parking:** 3

**Flooring:** Laminate, Tile

**Community Features:** Schools Nearby, Playground, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Vinyl Windows

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry **Levels:** Bi-Level

**Laundry features:** Lower Level, Main Level **Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 469.89

**Photo Count:** 30

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood Frame **Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 15.54M 51`0"

**Appliances:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

**Living Area SF:** 1096.00

**Subdivision Name:** Southwood

**Structure Type:** House

**Lot Size Acres:** 0.12

**Restrictions:** None Known

