

\$675,000 - 815 Sabrina Road Sw, Calgary

MLS® #A2161970

\$675,000

4 Bedroom, 3.00 Bathroom, 1,103 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

Welcome to this beautifully renovated bi-level home with 4-bedrooms (2+2), 3 full baths, 1,103 sq.ft. Located on a south-backing 55-ft lot on a quiet street and ready for a new family. Nestled in the heart of the family-friendly community of Southwood. Schools (all levels), shopping and parks are all nearby. Professionally executed upgrades were done 6 years ago. Upon entry, you'll be greeted with luxury laminate flooring throughout the main level. The open-concept living room with electric fireplace is perfect for unwinding or entertaining, while the spacious kitchen is a chef's delight, featuring quartz countertops, a big island, and plenty of cabinetry and counter space. The large dining room is perfect for family gatherings. Patio doors to south-facing backyard with a rooftop entertaining area on the nearly 23'x23' detached double garage. The main level boasts 2 generously sized bedrooms, 2 full baths including 5-piece ensuite and 4-pce main bath. Venture downstairs for the large family room with big windows, 2 more bedrooms, 3 pce bath, laundry & storage. Pot lights throughout. Literally redone w/new everything! Plumbing, electrical, insulation, HVAC, windows, doors, flooring, furnace, water tank, roof, fence and more - virtually the entire home! Fantastic location. The Tsuu Tâ€™ina and Heritage Costcos are both 10-15 min away, and youâ€™re right between the Southland Leisure Centre and Canyon Meadows Pool. A quick walk to 2 C-train



stations (Heritage station and Anderson station). You also have quick access to the ring road and Macleod Trail. Move in now & enjoy! Book your showing today.

Built in 1969

Essential Information

MLS® #	A2161970
Price	\$675,000
Sold Price	\$652,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,103
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	815 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0P5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Dog Run Fenced In, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Date Sold	October 1st, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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