

# \$449,000 - 607 Sabrina Road Sw, Calgary

MLS® #A2177370

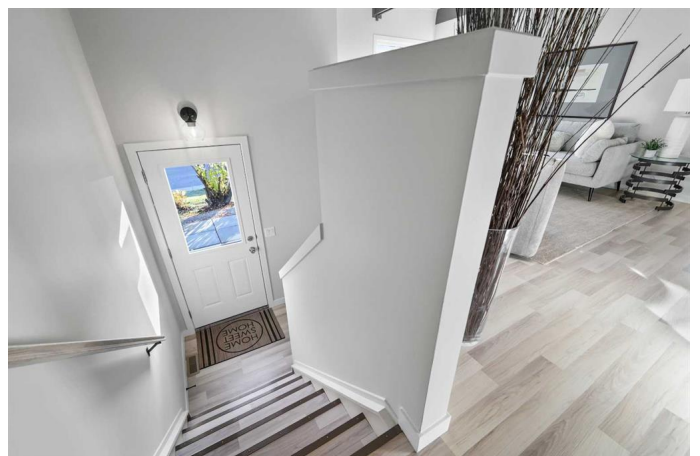
**\$449,000**

2 Bedroom, 2.00 Bathroom, 507 sqft

Residential on 0.06 Acres

Southwood, Calgary, Alberta

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!

Built in 1973

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2177370          |
| Price          | \$449,000         |
| Sold Price     | \$436,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 507               |
| Acres          | 0.06              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | Bi-Level, Up/Down |
| Status         | Sold              |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 607 Sabrina Road Sw |
| Subdivision | Southwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1Y7             |

**Amenities**

|         |                 |
|---------|-----------------|
| Parking | None, On Street |
|---------|-----------------|

**Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Storage, Beamed Ceilings, Chandelier, Granite Counters, Master Downstairs, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Electric, Living Room                                                                                                                     |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Front Yard, Few Trees, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco, Vinyl Siding                                    |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2024 |
| Date Sold      | December 2nd, 2024 |
| Days on Market | 27                 |
| Zoning         | SR                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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