



## 611 Sabrina Road Calgary Alberta

\$435,000

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! (id:6769)

Primary Bedroom 12.83 Ft x 9.58 Ft

Bedroom 10.33 Ft x 7.92 Ft

Laundry room 11.17 Ft x 6.00 Ft

2pc Bathroom 6.17 Ft x 5.75 Ft

Living room 13.17 Ft x 10.83 Ft

Kitchen 11.67 Ft x 5.83 Ft

Dining room 13.25 Ft x 9.00 Ft

Foyer 6.50 Ft x 6.42 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.calgaryluxuryhomesearch.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)