

# \$395,900 - 615 Sabrina Road Sw, Calgary

MLS® #A2256368

**\$395,900**

2 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.07 Acres

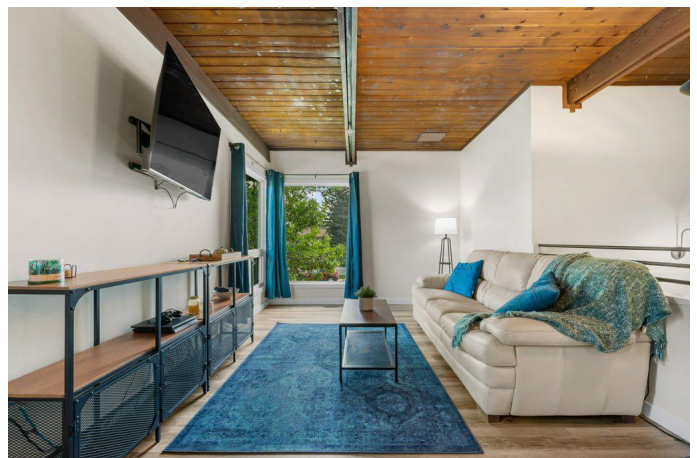
Southwood, Calgary, Alberta

Enjoy living with NO CONDO FEES!! Fully renovated semi-detached home under \$400k, just a 5-minute walk to the Anderson C-Train station. This home offers 2 large bedrooms and a 4 piece bathroom, featuring a spacious living and dining area that are enhanced by a warm cottage vibes, cedar-clad vaulted ceiling and large windows that flood the space with natural light, creating an open and inviting feel. A bright, modern kitchen features beautiful quartz countertops and stainless steel appliance package. Luxury vinyl plank flooring flows throughout the home, complemented by practical conveniences such as storage, laundry, new vinyl windows & high efficiency furnace. Step outside to enjoy a massive covered deck along with a fenced yard for added privacy. With modern updates and a "small but mighty" floor plan, this property delivers exceptional value!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256368  |
| Price          | \$395,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 529       |
| Acres          | 0.07      |
| Year Built     | 1973      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 615 Sabrina Road Sw |
| Subdivision | Southwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1Y7             |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Master Downstairs, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                               |
| Lot Description   | Back Yard, Interior Lot, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle, Flat                                                        |
| Construction      | Aluminum Siding, Concrete, Other                                             |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 39                   |
| Zoning         | M-CG d44             |

### Listing Details

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