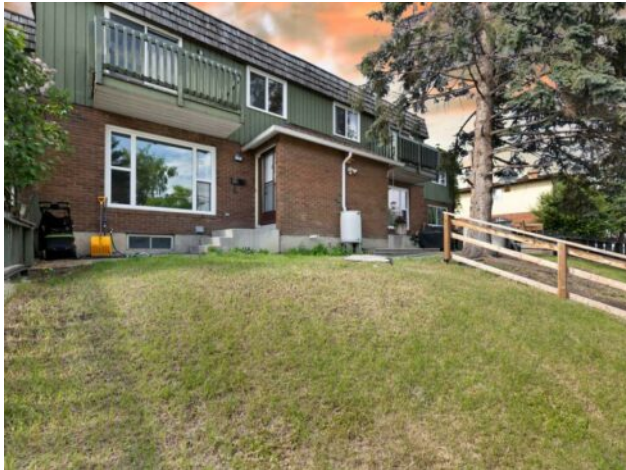


6, 124 Sabrina Way SW
Calgary, Alberta

MLS # A2228960



\$339,900

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,086 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 202
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

Inclusions: None

Welcome to Your New Home! This inviting property offers comfort, convenience, and charm right from the start. Enjoy the privacy and security of a fully fenced front yard, perfect for relaxing or letting little ones play safely. Step inside to discover beautiful laminate flooring that flows throughout the main floor, creating a warm and modern feel. Entertain with ease in the spacious living room, complete with a ceiling fan and plenty of room for gatherings. The bright white eat-in kitchen is a standout, featuring stainless steel appliances, ample cabinetry, generous counter space, and a pantry—plus, it easily accommodates a dining table for six. Tucked away at the end of the hall is a newly renovated half bath for guests. Upstairs, you'll find a tastefully updated 4-piece bathroom with ceramic tile flooring, a granite-topped vanity with an undermount sink, and a deep soaker tub/shower combo—a perfect retreat after a long day. The spacious primary bedroom boasts a large walk-in closet and access to your own private balcony, ideal for enjoying a morning coffee or evening breeze. Downstairs, the fully finished basement offers incredible flexibility—with space for a recreation area and even a potential third bedroom. A front-loading washer and dryer are conveniently located in the laundry room, alongside a storage closet and the furnace area. Additional updates include: New windows 2018. Located in a well-managed condo complex with low condo fees, which include insurance, exterior maintenance, an upgraded balcony is planned as part of the reserve fund. Parking is a breeze with one spot assigned parking pad beside the unit and additional space right in front. And of course—location is everything! You're just a 5 minute walk to Anderson LRT station, 10 minute walk to Southcentre Mall, bus stops, and three nearby schools, making this home ideal

for commuters, shoppers, and families alike. Don't miss your chance to own this wonderful home—book your showing today!