

# \$389,900 - 615 Sabrina Road Sw, Calgary

MLS® #A2256368

**\$389,900**

2 Bedroom, 1.00 Bathroom, 529 sqft  
Residential on 0.07 Acres

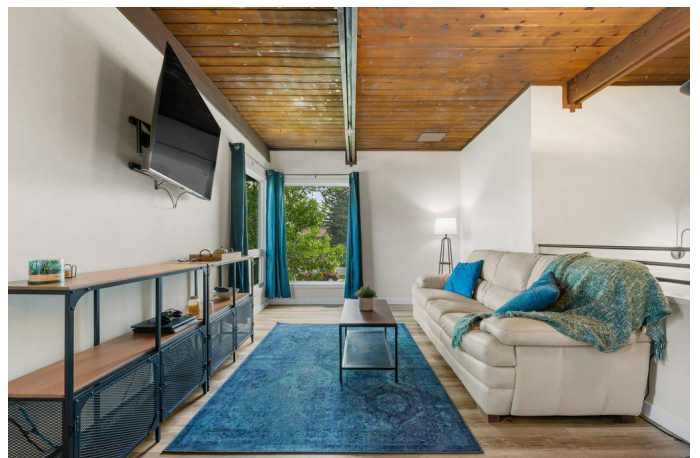
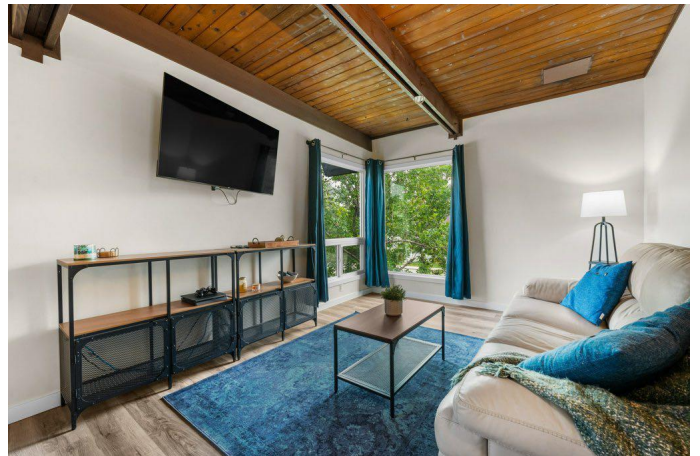
Southwood, Calgary, Alberta

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	\$389,900
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
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### **Interior**

Interior Features	Built-in Features, High Ceilings, Quartz Counters, Vaulted Ceiling(s), Master Downstairs
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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	51
Zoning	M-CG d44

### **Listing Details**

Listing Office

eXp Realty

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