



4, 104 Sabrina Way SW  
Calgary, Alberta

MLS # A2280710



**\$169,000**

<b>Division:</b>	Southwood	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	532 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	1	<b>Baths:</b> 1
<b>Garage:</b>	Assigned, Off Street, Stall	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	m-c1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Closet Organizers, No Animal Home, No Smoking Home, Wood Counters		
<b>Inclusions:</b>	none		

Welcome to Unit 4, 104 Sabrina Way SW, tucked into the quiet, tree-lined community of Haysboro. This well-maintained 1-bedroom 1-bath unit offers a comfortable and functional layout, perfect for anyone looking for a peaceful place to call home. The unit features durable tile flooring throughout, complemented by warm wood countertops that add character and a touch of rustic charm. The kitchen comes fully equipped with a fridge, stove, and microwave, making everyday living easy and efficient. Enjoy the convenience of in-suite laundry with your own washing machine, plus in-unit storage to keep things organized and clutter-free. Located in a calm, established neighbourhood, with easy access to transit, shopping, parks, and major routes, this unit offers a great balance of privacy, simplicity, and accessibility. A cozy, low-maintenance home in a location you'll love.