



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2313321



\$350,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Located in the heart of Southwood, this well-maintained townhouse offers the perfect blend of space, comfort, and convenience. Just a short walk to the C-Train, shopping, restaurants, and everyday amenities, it's an ideal opportunity for first-time buyers, young families, or anyone looking for an affordable home in an established community. The bright main floor features a spacious living room that flows into the dining area and a functional U-shaped kitchen with updated full-height cabinetry, and generous counter space. The back door lead to a private, fenced backyard with a sunny deck and direct access to your dedicated parking stall, creating a great space to relax or entertain. Upstairs offers 3 generous bedrooms and a full bathroom, providing plenty of room for a growing family, guests, or a home office. The unfinished basement offers excellent storage today and the opportunity to create additional living space as your needs evolve. Located just minutes from schools, parks, Southcentre Mall, Macleod Trail, and the LRT, this move-in-ready home delivers outstanding value in one of southwest Calgary's most convenient communities.