



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

81, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2319716



\$420,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,247 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this beautifully maintained townhouse in the heart of Southwood! Offering over 1,600 SQFT of total developed living space, this 3-bedroom, 1.5-bath home combines comfort, functionality, and exceptional value in one of Calgary's most established communities. Recently refreshed with brand-new laminate flooring and modern baseboards throughout the main and upper levels, this move-in-ready home showcases a fresh, contemporary feel from the moment you step inside. The main floor features a well-designed kitchen that flows seamlessly into the bright and spacious open-concept living and dining areas, creating the perfect setting for everyday living and entertaining. Large windows fill the space with natural light, while a convenient half bath completes the main level. Upstairs, you'll find three generously sized bedrooms and a full bathroom, providing plenty of room for families, guests, or those working from home. The fully developed basement offers additional versatile living space, ideal for a recreation room, home office, gym, or media area. Step outside to your private fenced backyard — a perfect retreat for children, pets, gardening enthusiasts, or summer BBQs with family and friends. Two assigned parking stalls add to the home's everyday convenience. Other recent improvements include a newer furnace (2024), hot water tank and fencing within the last few years, a new dishwasher, upgraded R30 insulation added to the front soffit for enhanced energy efficiency, as well as the newly installed laminate flooring and baseboards throughout the main and upper floors. Ideally located just minutes from Anderson and Southland C-Train Stations, Southcentre Mall, schools, parks, playgrounds, shopping, restaurants, and countless amenities, this home offers outstanding accessibility and convenience for any lifestyle. Whether you're a

first-time homebuyer, downsizer, or investor, this is an incredible opportunity to own a beautifully updated home in the desirable community of Southwood. Don't miss your chance to make it yours!