



GRASSROOTS
REALTY GROUP

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62, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2329756



\$400,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 474
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully renovated two-storey townhome in the established community of Southwood, where stylish updates, generous living space, and an unbeatable location come together to create exceptional value. Offering 3 oversized bedrooms, 1.5 beautifully renovated bathrooms, and a fully finished basement, this move-in ready home is perfect for first-time buyers, families, or anyone seeking a low-maintenance lifestyle with incredible convenience. The bright and spacious main floor features a large great room that easily accommodates both living and entertaining. At the rear of the home, the updated eat-in kitchen offers an abundance of crisp white cabinetry, quartz countertops, modern appliances, and a window above the sink overlooking your private backyard. There's plenty of room for a full dining table, or customize the space with a large island to suit your lifestyle. Upstairs you'll find three exceptionally spacious bedrooms and a beautifully updated full bathroom. The fully finished basement adds valuable living space along with an expansive storage area and a bathroom rough-in, making it easy to add a future full bath. Nearly every major update has already been completed, including fresh paint, updated flooring, renovated bathrooms, newer furnace, newer hot water tank, updated exterior doors with storm doors, attic insulation, quartz countertops, and modern washer and dryer, allowing you to simply move in and enjoy. Step outside to your own private, landscaped garden and patio, complete with a newer fence and an enclosed parking pad. Condo fees add outstanding value by including water, recycling, and window replacement in addition to the maintenance, insurance and professional management. Located just minutes from the Southland LRT Station, shopping, schools, parks, and major roadways, this central South Calgary location offers an

easy commute and exceptional everyday convenience. With immediate possession available and virtually every upgrade already completed, this is the turnkey home you've been waiting for.