

\$400,000 - 81, 630 Sabrina Road Sw, Calgary

MLS® #A2197165

\$400,000

3 Bedroom, 2.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to this beautifully maintained townhouse nestled in the heart of Southwood! With over 1,700 SQFT of total living space, this 3-bedroom, 1.5-bath home effortlessly blends comfort, functionality, and everyday convenience. Whether you're a first-time homebuyer or an investor, this property offers outstanding value in one of Calgary's most established communities.

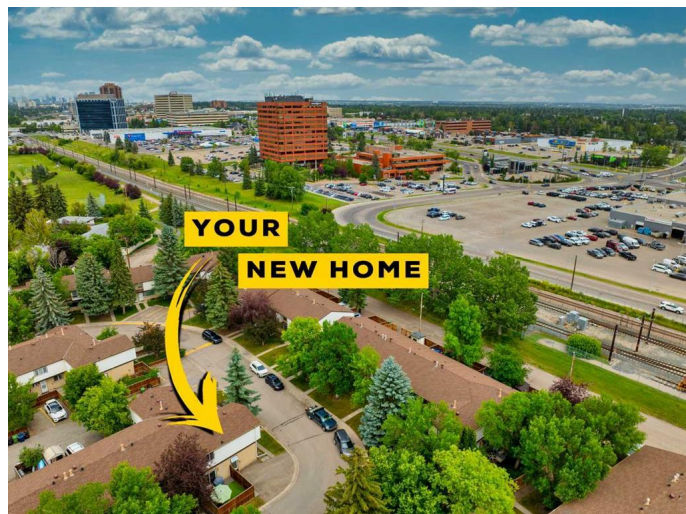
The main floor showcases a well-designed kitchen that flows seamlessly into the bright and open-concept living and dining areas – ideal for both relaxed family living and entertaining guests. A convenient half bath rounds out this level.

Upstairs, you'll find three generously sized bedrooms and a full bathroom – perfect for a growing family or those needing extra space. The fully developed basement adds even more versatility, ideal for a home office, media room, or play area.

Step outside to your private fenced backyard – a perfect retreat for kids, pets, or weekend BBQs – plus enjoy the convenience of two assigned parking stalls.

Recent upgrades include a new furnace (2024), hot water tank and fencing (within the last few years), new dishwasher, and new R30 insulation added to the front soffit for improved energy efficiency.

Centrally located just minutes from both Anderson and Southland C-Train stations, Southcentre Mall, top-rated schools, parks, and a wide variety of shops, caf s, and



restaurants, this location offers unmatched accessibility and lifestyle.
Don't miss your chance to reside in the beautiful community of Southwood – a family-friendly, transit-connected community with everything at your fingertips!

Built in 1975

Essential Information

MLS® #	A2197165
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	81, 630 Sabrina Road Sw
Community	Southwood
Condo	Southwood Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N7

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	92
Zoning	M-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.