\$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 â€" ideal for both relaxed family living and entertaining guests. A convenient half bath rounds out this level.

Upstairs, you'II find three generously sized bedrooms and a full bathroom â€" 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 â€" a perfect retreat for kids, pets, or weekend BBQs â€" 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, cafés, and







restaurants, this location offers unmatched accessibility and lifestyle.

Don't miss your chance to reside in the beautiful community of Southwood â€" 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

Subdivision Southwood

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 105

Zoning M-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.