

# \$349,888 - 61, 630 Sabrina Road Sw, Calgary

MLS® #A2256735

## \$349,888

3 Bedroom, 2.00 Bathroom, 1,248 sqft  
Residential on 0.00 Acres

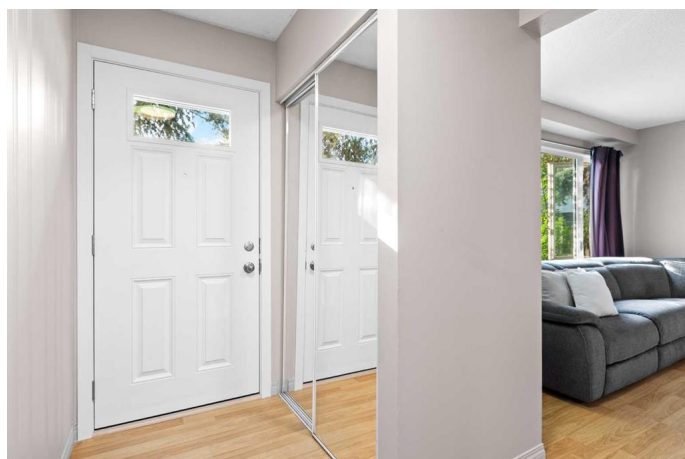
Southwood, Calgary, Alberta

This is a RARE opportunity to own a 3 bedroom END UNIT with ALL of the extras in a PREMIUM LOCATION!! Located steps away to the Anderson LRT station, schools, Southcentre Mall and numerous amenities. Featuring 3 bedrooms with a massive primary, 1.5 baths, sparkling new kitchen appliances less than a year old, a full basement partially finished, and a sliding door to your PRIVATE ENCLOSED YARD! The icing on the cake? Room for 2 CARS in your tandem parking stall steps to the door! This townhouse has ALL of the highly sought after features for condo living at a price that can't be beat. Exceptional choice for a young family or investor. Possession is flexible. Pets allowed with board approval.

Built in 1975

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256735    |
| Price          | \$349,888   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,248       |
| Acres          | 0.00        |
| Year Built     | 1975        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 61, 630 Sabrina Road Sw |
| Subdivision | Southwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 2N7                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking                         |
| Parking Spaces | 2                               |
| Parking        | Off Street, Parking Pad, Tandem |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home                                                      |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Private Yard       |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 13                   |
| Zoning         | M-CG d44             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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