



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101 Sabrina Way SW
Calgary, Alberta

MLS # A2254567



\$359,000

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	634 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 358
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to Sabrina Village, a well-maintained and welcoming community within the mature neighbourhood of Southwood. This affordable 3-bedroom, 1.5-bath bi-level townhome offers a bright and functional open-concept layout. The main floor features a spacious living room seamlessly connected to the dining area and kitchen, creating an inviting space for both daily living and entertaining. Floor-to-ceiling west-facing windows and patio doors overlook the side yard, filling the home with natural light and offering a private, relaxing view. The kitchen offers ample cabinetry and space for a dining table, while the main level also features a convenient half-bath and laundry facilities. Downstairs, the primary bedroom and two additional bedrooms, each with large windows and its own closet, are complemented by a full bathroom and a utility/storage room. Outside, enjoy your private, fully fenced backyard shaded by mature trees, along with the convenience of an assigned parking stall. Ideally located just a 3-minute drive from E.P. Scarlett High School, and only 4 minutes from Anderson LRT Station with direct access to SAIT Polytechnic and the University of Calgary, this home is also close to parks, playgrounds, shopping, and restaurants. A fantastic opportunity for buyers seeking comfort, value, and lifestyle in a family-friendly neighbourhood.