



**GRASSROOTS**  
REALTY GROUP

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**23, 630 Sabrina Road SW  
Calgary, Alberta**

**MLS # A2259437**



**\$379,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Welcome to Southwood Village! This pet-friendly townhouse is ideally located in SW Calgary, just minutes from schools, shopping, parks, and every amenity you need. Surrounded by beautiful, large mature trees, the community offers a sense of privacy and tranquility that's hard to find. Inside, the upper level features 3 bedrooms, including a spacious primary with generous closet space, while the home offers 3 bathrooms in total. The main floor greets you with a welcoming foyer and bright, open living areas, while the lower level provides a versatile rec room—perfect for entertaining, family time, or a kids' play space. You'll also appreciate the full laundry room, abundant storage, and your own private yard with a patio/deck for enjoying the outdoors under the shade of the trees. Whether you're a first-time buyer, a growing family, or simply looking for a comfortable place to call home, this Southwood Village gem is ready to welcome you. Be sure to check out the virtual tour