



GRASSROOTS
REALTY GROUP

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86, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2275138



\$335,000

Division:	Southwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Storage, Vinyl Windows, Wood Counters		

Inclusions: shed

Tastefully updated 2-storey townhouse where comfort and coziness come together beautifully. Upon entry, you are welcomed by a modern mudroom that sets the tone for the home. The main floor features a spacious kitchen equipped with stainless steel appliances, offering both style and functionality for everyday cooking. A bright breakfast nook provides the perfect space for family meals, while a large window makes even doing dishes more enjoyable. Off the kitchen, the comfortable living room showcases a stylish accent wall and patio doors leading to an inviting backyard with a deck and mature trees—ideal for relaxing after a long day or enjoying your morning coffee. This level is completed by a convenient 2-piece bathroom. Upstairs, you’ll find three well-sized, bright bedrooms, a full bathroom, and a spacious closet offering ample storage for all your belongings. The recently developed basement adds even more living space, featuring generous storage behind a modern barn door, a large family room perfect for a kids’ play area, media room, or man cave, plus a versatile den ideal for a home office or quiet retreat. This home is truly an owner’s pride, with new fencing, gutters, and insulation completed in 2024 for added peace of mind. Enjoy a highly convenient location within walking distance to Superstore and the C-Train LRT station, and close to schools, Southcentre Mall, public library, golf courses, Trico Centre, Canyon Meadows Aquatic & Fitness Centre, and a variety of shopping options including Walmart and Canadian Tire. Additional highlights include your own private parking stall just steps away. This townhome offers the comfort of condominium living with the feel and warmth of a single-family home.

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