

# \$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

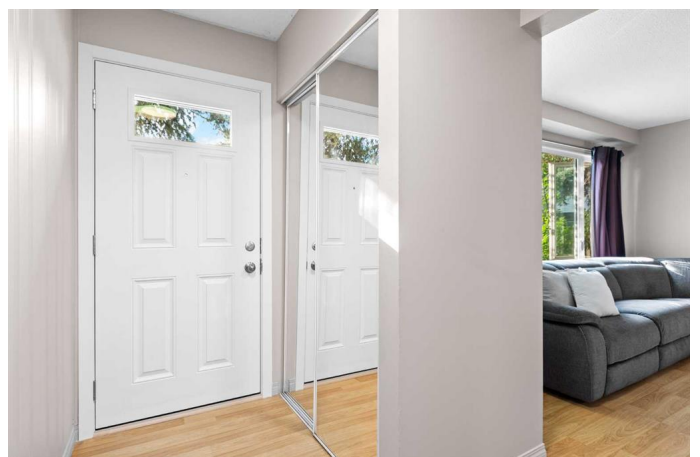
Southwood, Calgary, Alberta

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	1
Zoning	M-CG d44

### Listing Details

Listing Office	MaxWell Capital Realty
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