\$369,900 - 102 Sabrina Road Sw, Calgary

MLS® #A2262585

\$369,900

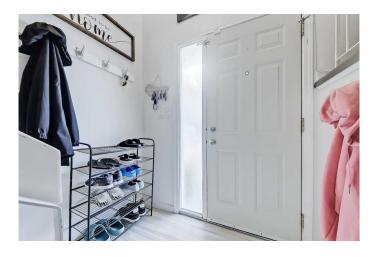
3 Bedroom, 2.00 Bathroom, 627 sqft Residential on 0.00 Acres

Southwood, Calgary, Alberta

Agents, see private remarks! Commuters will appreciate being just a 15-min walk to Anderson C-Train Station, with multiple bus stops and easy access to Macleod Trail, Anderson Rd, and Southland Dr for quick travel across the city. Tucked away in the quiet Sabrina Village in Southwood, this well-kept bi-level corner townhouse offers over 1,185.05Sq.Ft. of developed space, privacy, and comfort. With 3 beds and 2 FULL bathsâ€"a rare find in the complexâ€"this home stands out for its larger rooms, functional layout, and one of the largest backyards in Sabrina Village. A bright entryway welcomes you inside, leading to a spacious and open main living area, adorned w/ sleek vinyl plank floors throughout. The large living room is filled w/ natural light. New glass sliding doors lead to the west-facing deck and private, fenced backyard. A well-sized dining area sits comfortably between the living room and kitchen, easily fits a full dining set without obstructing the space's flow. The bright and functional kitchen offers ample cabinetry, generous counter space for meal prep, a stylish brick backsplash, updated stainless steel appliances, and large windows. A full 3pc bathroom, featuring a glass stand-up shower and handheld bidet, adds everyday convenience. A nearby laundry/storage closet, equipped w/ an updated full-size stacked washer/dryer and custom built-in shelving, provides additional practicality. The lower level features three comfortable bedroomsâ€"cool in







the summer and cozy in the winter. The lower level also features a full 4pc bathroom w/ a tiled tub/shower combo, as well as a bonus storage area under the stairs. Outside, thoughtful landscaping and mature lilac trees frame both the front and back. The west-facing backyard is one of the largest in the complex and new stairs with added storage under the stairs. Fresh paint throughout and excellent soundproofing from neighbouring units enhance the comfort and livability. The complex itself is pet-friendly (with board approval) and offers low condo fees. Community amenities, such as mailboxes and recycling/compost bins, are conveniently nearby without being directly in front of the home. Parking is hassle-free with an assigned stall and over two blocks of visitor parking available, thanks to the corner location and no other homes across the street. Ideally situated in the heart of Southwood, this home offers convenient access to schools, shopping, and parks. Everyday amenities are just minutes away, including Southcentre Mall and Willow Park Village. Enjoy nearby dining options ranging from family-friendly restaurants to local favourites along Elbow Drive and Macleod Trail. Rockyview General Hospital is just a short drive away for added peace of mind. Plus, outdoor enthusiasts will appreciate being near Fish Creek Provincial Park and Heritage Park. Offering guiet suburban living with effortless urban accessibility, this is a rare opportunity!

Built in 1976

Essential Information

MLS® # A2262585

Price \$369,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 627

Acres 0.00

Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level

Status Active

Community Information

Address 102 Sabrina Road Sw

Subdivision Southwood

City Calgary

County Calgary

Province Alberta

Postal Code T2W 2T1

Amenities

Amenities Parking, Snow Removal

Parking Spaces 1

Parking Additional Parking, Stall, On Street, See Remarks

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

26

Days on Market

Zoning M-C1

Listing Details

Listing Office RE/MAX House of Real Estate

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