

# **\$399,000 - 90, 630 Sabrina Road Sw, Calgary**

MLS® #A2234559

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 0.00 Acres

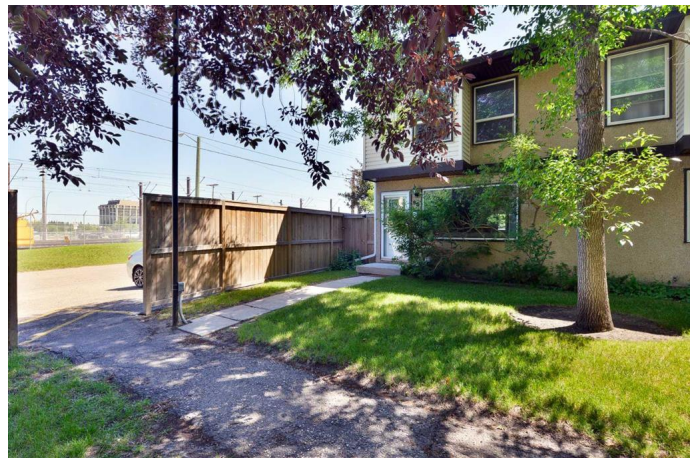
Southwood, Calgary, Alberta

**\*\* Open House Saturday July 5th from 11:30AM-1:00PM! \*\*** Fabulous and fully renovated CORNER TOWNHOUSE offering over 1,200 sq ft of stylish living in a PRIME LOCATION! This bright and inviting 3 BEDROOM home showcases a LARGE FENCED PRIVATE SOUTH FACING BACKYARD—perfect for relaxing, entertaining, or enjoying sunny afternoons. You'll also appreciate the convenience of your own private parking stall just steps away.

Extensively updated in 2024, the main floor is flooded with NATURAL LIGHT and features a stunning NEW KITCHEN complete with NEW APPLIANCES, a LARGE WALK-IN PANTRY, and NEW LUXURY VINYL PLANK FLOORING throughout. The UPDATED HALF BATHROOM adds function and flair.

Upstairs, you'll find three generously sized bedrooms—one currently set up as a home office. The SELLER IS WILLING TO INCLUDE the upstairs ELECTRIC FIREPLACE and SHELVEING for the new owner. Enjoy brand NEW CARPET, updated LIGHTING, refreshed BATHROOM FLOORING, and modern CABINETRY throughout the upper level.

The lower level offers a cozy second ELECTRIC FIREPLACE in the large recreation room, a HUGE LAUNDRY ROOM with excellent STORAGE, plus a NEW WASHER AND DRYER. Additional upgrades include:



ALL NEW PAINT, LIGHTING, INTERIOR DOORS, NEWER WINDOWS, a NEW WATER SOFTENER (2025), UPDATED WIRING (2025), and a NEWLY REFINISHED DECK (2025).

The PRIVATE BACKYARD also features a pre-started VEGGIE GARDEN with peas and squashâ€”ideal for those with a green thumb!

Ample visitor and street parking is available, with ADDITIONAL RENTAL PARKING within the complex.

Located within WALKING DISTANCE to the LRT, Southcentre Mall, schools, playgrounds, and with EASY ACCESS to Macleod Trail, Stoney Trail, Deerfoot Trail, and the Rockyview Hospitalâ€”this home offers exceptional value in one of Calgaryâ€™s most connected communities.

Built in 1975

**Essential Information**

MLS® #	A2234559
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	90, 630 Sabrina Road Sw
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Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2N7

### Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Stall

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	12
Zoning	M-CG d44

### Listing Details

Listing Office	RE/MAX Realty Professionals
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