

\$359,900 - 102 Sabrina Road Sw, Calgary

MLS® #A2262585

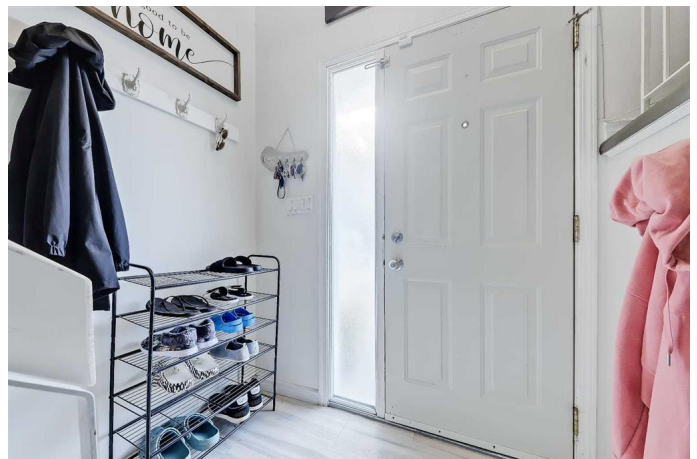
\$359,900

3 Bedroom, 2.00 Bathroom, 627 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Agents, see private remarks for important additional info! 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 corner townhouse offers over 1,185.05Sq.Ft. of developed space, privacy, and comfort. With 3 beds and 2 FULL baths (a rare find in the complex because most are only 1.5 baths) this home stands out for its larger rooms, functional layout, and one of the largest backyards in the area. 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 bedrooms—cool in the summer and cozy in the winter. This also features an additional full bathroom with 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. UPDATES INCLUDE: Fridge, Stove, Dishwasher, Kitchen Faucet, Washer, Dryer, Paint, Patio Door, Patio Risers, Kitchen Faucet, Bathroom Vanity, Bedroom Lighting, Storage, Hot Water Tank in 2020, Vinyl Fence in 2008, Windows in 2009, Roof Shingles in 2013 and regular maintenance! 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 & Rockyview General Hospital is just a short drive away. Plus, outdoor enthusiasts will appreciate being near Fish Creek Provincial Park and Heritage Park.

Built in 1976

Essential Information

MLS® #	A2262585
Price	\$359,900
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
Days on Market	43
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
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