



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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23, 630 Sabrina Road SW
Calgary, Alberta

MLS # A2259437



\$369,900

Division:	Southwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Basement Refrigerator and Gas BBQ

Back to market due to financing, Welcome to Southwood Village! This pet-friendly townhouse is ideally located in SW Calgary, just minutes from schools, shopping, parks, and every amenity you need. Surrounded by beautiful, large mature trees, the community offers a sense of privacy and tranquility that's hard to find. Inside, the upper level features 3 bedrooms, including a spacious primary with generous closet space, while the home offers 3 bathrooms in total. The main floor greets you with a welcoming foyer and bright, open living areas, while the lower level provides a versatile rec room—perfect for entertaining, family time, or a kids' play space. You'll also appreciate the full laundry room, abundant storage, and your own private yard with a patio/deck for enjoying the outdoors under the shade of the trees. Whether you're a first-time buyer, a growing family, or simply looking for a comfortable place to call home, this Southwood Village gem is ready to welcome you. Be sure to check out the virtual tour