

# \$359,000 - 101 Sabrina Way Sw, Calgary

MLS® #A2254567

**\$359,000**

3 Bedroom, 2.00 Bathroom, 634 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Welcome to Sabrina Village, a well-maintained and welcoming community within the mature neighbourhood of Southwood. This affordable 3-bedroom, 1.5-bath bi-level townhome offers a bright and functional open-concept layout. The main floor features a spacious living room seamlessly connected to the dining area and kitchen, creating an inviting space for both daily living and entertaining. Floor-to-ceiling west-facing windows and patio doors overlook the side yard, filling the home with natural light and offering a private, relaxing view. The kitchen offers ample cabinetry and space for a dining table, while the main level also features a convenient half-bath and laundry facilities.

Downstairs, the primary bedroom and two additional bedrooms, each with large windows and its own closet, are complemented by a full bathroom and a utility/storage room. Outside, enjoy your private, fully fenced backyard shaded by mature trees, along with the convenience of an assigned parking stall. Ideally located just a 3-minute drive from E.P. Scarlett High School, and only 4 minutes from Anderson LRT Station with direct access to SAIT Polytechnic and the University of Calgary, this home is also close to parks, playgrounds, shopping, and restaurants. A fantastic opportunity for buyers seeking comfort, value, and lifestyle in a family-friendly neighbourhood.

Built in 1976



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254567      |
| Price          | \$359,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 634           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 Sabrina Way Sw |
| Subdivision | Southwood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 4J4            |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Open Floorplan              |
| Appliances        | Dryer, Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                        |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full                                 |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Lot Description   | Corner Lot   |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 3                   |
| Zoning         | M-C1                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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