

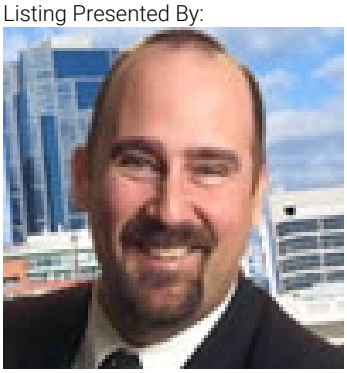
237 Sabrina Way Calgary Alberta

$359,000

Welcome home to a quiet, well-maintained 3-bedroom corner unit bi-level, a rare floorplan for a townhome, with over 1,255 sq. ft. of developed living space and low-maintenance living in Southwood. Unlike traditional two-storey townhomes, the bi-level design creates a comfortable separation between living and sleeping areas while making excellent use of every square foot and requires less energy (and heating), making it a cost-effective home. The bright, open main living space features updated vinyl plank flooring and updated cabinetry, plus an additional walk-in storage area just off the kitchen. The home also has new paint (2026), updated light fixtures (2026), and additional underlay on the main floor, creating increased soundproofing between floors. The lower living area features large windows in each bedroom, creating a bright space to enjoy. Your patio doors from the main living area open onto your private deck, with a large backyard and mature trees, an updated vinyl fence (and gate), and even more storage in the backyard shed. This home can be pet-friendly, making it a perfect space for your whole family. Enjoy the benefits of a maintenance-free lifestyle with low condo fees that include exterior (roof, windows, doors), snow removal, lawn care (including your backyard maintained weekly and common areas), and waste removal, with black, green, blue, and large bins available, steps from your energized parking stall. Move in and enjoy being just steps from Anderson C-Train Station, with quick access to downtown. For shopping, you are only a few blocks from Canyon Meadows Shopping Centre, Southwood Corner, or even Southcentre Mall. Family-friendly amenities are close by, including Canyon Meadows Aquatic & Fitness Centre and Trico Family Leisure Centre. For dog owners, Southwood Off-Leash Park is a great option and connected by a walking bridge to Braeside Off-Lea...

Primary Bedroom 13.33 Ft x 8.58 Ft
Bedroom 13.58 Ft x 7.00 Ft
Bedroom 10.00 Ft x 7.58 Ft
4pc Bathroom 5.00 Ft x 7.00 Ft
Furnace 5.83 Ft x 9.33 Ft
Living room 14.00 Ft x 13.83 Ft
Dining room 15.42 Ft x 5.58 Ft
Kitchen 15.42 Ft x 9.92 Ft
Laundry room 4.50 Ft x 9.50 Ft
2pc Bathroom 4.50 Ft x 5.00 Ft
Hall 9.00 Ft x 3.00 Ft

Listing Presented By:



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