

\$499,000 - 44, 630 Sabrina Road Sw, Calgary

MLS® #A2118647

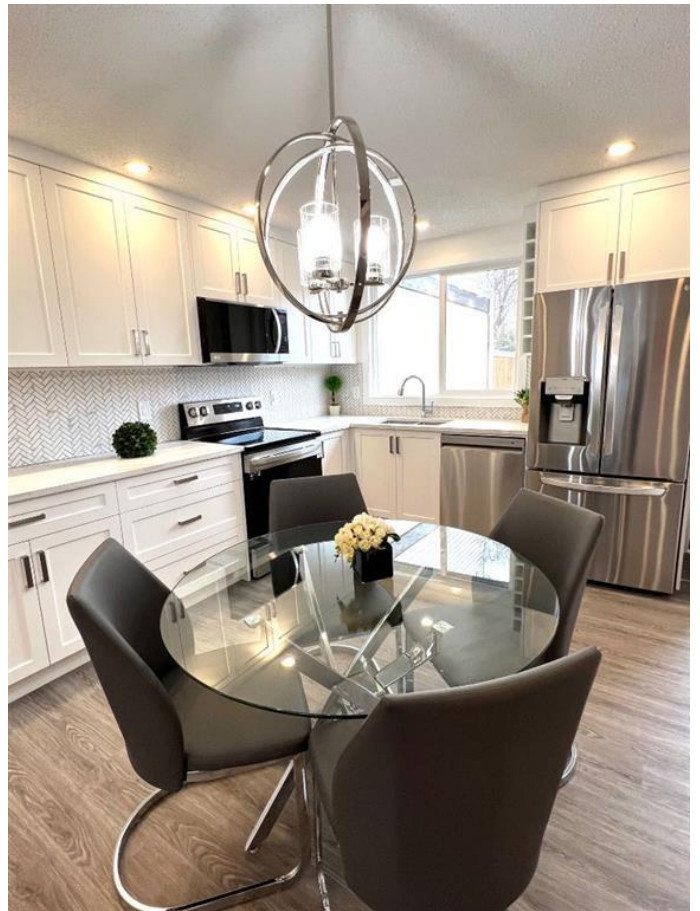
\$499,000

3 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Spring yourself to Luck in this Ready to move-in FABULOUS newly renovated 2-storey townhouse condo in the desirable community of Southwood! NEW items include kitchen cabinets with quartz countertop & under-mount sinks, backsplashes, SS appliances including OTR microwave, water & ice dispensing fridge, ceran top stove, deep tub dishwasher. ALL new flooring: vinyl planks & tiles in the bathroom. ALL new baseboards, casings, doors & hardware, EVERY wall & ceiling completely restored & repainted. Bathroom has NEW dual flush toilet, tile, vanity, sink & customized quartz countertop. Opened stairwell with metal spindles, new light fixtures, brand new Washer & Dryer! the list goes on! This home is beautiful & meticulously done with very good layout & no wasted space. Enjoy every inch inside, as well as outside in your private south-facing fully fenced backyard! Well-managed Condo with Low condo fees (includes water), pet-friendly (with Board Approval), and assigned parking stall at the back of the unit. Walking distance to Superstore & C-train LRT Station. Close to Schools, Southcentre Mall, Public Library, Golf, Trico Centre & other shopping /Stores like Walmart, Canadian Tire & much more. Like having a brand new home in an established community! how perfect & convenient! Don't miss out! Please NOTE: "Property is Totally & Professionally Renovated WITH PERMIT. Certain types of dogs are NOT allowed, such



as Pitbulls, Doberman Pinschers, Rottweilers
& any crosses involving these breeds."

Built in 1975

Essential Information

MLS® #	A2118647
Price	\$499,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	44, 630 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2N7

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Alley Access, Assigned, Driveway, Stall

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 9th, 2024
Days on Market	11
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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