203 Sabrina Way SW

Calgary | Active | MLS® A2358242

$299,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**638.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Home to this Bright and Spacious Bi-Level Townhome in the Desirable Community of Southwood! Offering over 1,200 sq. ft. of thoughtfully designed living space, this inviting townhouse condo features an open, functional layout, three bedrooms, and a large, fenced outdoor space. Step inside to a bright and welcoming main floor with a spacious living room, generous dining area, and well-appointed kitchen, creating a comfortable setting for everyday living and entertaining. A convenient powder room and in-suite laundry add to the functionality of the upper level. The bi-level design offers a unique and spacious feel, with three bedrooms thoughtfully situated on the lower level. Don't let the below-grade location fool you! Large, bright windows fill the bedrooms with natural light, creating comfortable and inviting spaces. A full bathroom, along with plenty of in-suite storage, completes this level. One of the standout features of this home is the private, west-facing backyard! Fully fenced with white vinyl fencing, this exceptional outdoor space offers plenty of room to relax, garden, entertain, or simply enjoy the afternoon and evening sunshine. Complete with newer vinyl windows and upgraded patio doors, this home offers added comfort and value. Pets are permitted with board approval. Enjoy the convenience of a quiet residential setting just a short walk to the Anderson LRT station, with easy access to bus connections throughout the city. Schools (K-12), recreation facilities, hospitals, shopping, and everyday amenities are all close by. Whether you're a first-time buyer, looking to downsize, or searching for an investment opportunity, this spacious townhome offers an appealing combination of functional living, exceptional outdoor space, and convenient location. A wonderful opportunity to enjoy comfortable, low-maintenance living in Southwood!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358242
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bi-Level
Total Living Area:	638.16 sq. ft.
Main Level Finished Area:	638.16 sq. ft.
Below Grade Finished Area:	602.8 sq. ft.
Condo Fee:	$358.00
Condo Fee Includes:	Insurance, Parking, Professional Management, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	3
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7611206
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Sabrina Village
Community:	Southwood
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Dining Room · 15'4" × 5'7" ·
Main Floor	Kitchen · 15'4" × 9'11" ·
Main Floor	Laundry · 9'4" × 4'6" ·
Main Floor	Living Room · 13'10" × 13'10" ·
Basement	Bedroom · 13'1" × 7'2" ·
Basement	Bedroom · 9'9" × 7'5" ·
Basement	Bedroom - Primary · 13'2" × 8'7" ·

Basement	Furnace/Utility Room · 9'3" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck, Patio
Lot Features:	Lawn, Level, Street Lighting, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-sabrina-way-sw-calgary-a2358242/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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