34 630 Sabrina Road SW

Calgary | Active | MLS® A2341961

$393,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1975**	**1,247.61 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Move in ready!! This impeccable upgraded three-bedroom townhome showcases thoughtful attention to detail and modern finishes throughout. Meticulous, the property reflects exceptional care and quality. Freshly painted from top to bottom, the home offers a clean, contemporary feel the moment you step inside. Bright and open with a sunny south exposure, this home features a spacious living room with large opening windows that fill the space with natural light. The functional kitchen offers ample counter space and cabinetry, complemented by a new stainless steel fridge and newer ceramic-cooktop range and dishwasher. An added bonus includes a large walk-in pantry along with a desk conveniently located beside the kitchen. An adjoining eating area easily accommodates a full-size dining table and seating. A main-floor two-piece bathroom adds convenience to the layout. Upstairs, you'll find three generously sized bedrooms and a thoughtfully designed, upgraded four-piece bathroom that adds comfort and modern appeal. The basement features a large recreational room, bonus room, a dedicated laundry area, and plenty of storage. Outside, this home offers an updated deck, fencing, and gates. Just behind the deck are two rear assigned parking stalls for added convenience. This complex is very pet-friendly, with all pets subject to board approval. This condominium community is proactively maintained with future improvements already budgeted. Immediate possession!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341961
Bedrooms	3
Bathrooms	2
Year Built	1975
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:	2 Storey
Total Living Area:	1,247.61 sq. ft.

Main Level Finished Area:	593.29 sq. ft.
Below Grade Finished Area:	590.85 sq. ft.
Condo Fee:	$473.53
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7610346
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Alley Access, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Southwood Village
Community:	Southwood
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Basement storage room steel shelving
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 14'8" × 13'8" ·
Main Floor	Dining Room · 11'4" × 7'6" ·
Main Floor	Kitchen · 9'6" × 8'1" ·
Upper Level	Bedroom - Primary · 14'11" × 12'3" ·
Upper Level	Bedroom · 11'4" × 8'6" ·
Upper Level	Bedroom · 14'8" × 8'9" ·
Basement	Game Room · 17'3" × 12' ·

Basement	Bonus Room · 10'7" × 10'4" ·
Basement	Furnace/Utility Room · 18'5" × 17'5" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	No Animal Home, No Smoking Home, Pantry
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-CG d44
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/34-630-sabrina-road-sw-calgary-a2341961/

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