

\$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	55
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.