



THE A-TEAM

RE/MAX FIRST

630 SABRINA Road #70, Calgary T2W2N7

MLS®#: A2134915 Area: Southwood Listing Date: 05/23/24 List Price: \$529,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse City/Town: Calgary Year Built: 1975
Finished Floor Area: 1,216 Abv Sqft: 1,216 Low Sqft: 1,216 Ttl Sqft: 1,216

Access: Back Yard, Low Maintenance Landscape Off Street
Lot Feat:
Park Feat:

DOM: 33
Layout: 3 (3) Beds: 1.5 (1 1) Baths: 2 Storey Style:
Parking: 2 Ttl Park: Garage Sz:

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Garden, Private Yard, Storage
Construction: Vinyl Siding Flooring: Vinyl Water Source: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Int Feat: No Animal Home, No Smoking Home, Quartz Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Bedroom, Bathroom, Game Room, and Furnace/Utility Room with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **7610346**

Remarks

Pub Rmks: **OPEN HOUSE on June 22 ***WOW, Location and just like brand new home. Discover your dream home with this stunning, fully renovated two-storey end unit townhouse located in the desirable Southwood community! Every detail of this home has been meticulously upgraded, offering a fresh and modern living experience. The kitchen shines with new quartz countertops, undermount sinks, and brand-new stainless steel appliances. Throughout the home, you'll find new vinyl plank flooring and sleek bathroom tiles, along with freshly installed baseboards, doors, as well as brand new cabinet. The entire interior has been carefully restored and repainted, including all walls and ceilings. The bathroom boasts contemporary upgrades such as a dual flush toilet, modern tile, a new vanity with a customized quartz countertop, and a stylish sink, and is equipped with a brand new washer and dryer. Designed with a smart and efficient layout, this home makes the most of every square inch. The private East-facing backyard offers a perfect retreat for relaxation or entertaining. This well-managed condo community has low fees that include water, is pet-friendly (with Board approval). The location is unbeatable—just a short walk to Superstore and the C-train LRT Station, and close to schools, Southcentre Mall, the public library, golf courses, Trico Centre, and a variety of other shopping options such as Walmart and Canadian Tire. Embrace the convenience of living in an established neighborhood with all the benefits of a brand-new home. Don't miss your chance!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







