



101 Sabrina Way SW, Calgary, Alberta - \$359,000



Main Photo

Property Description

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.

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