

# \$349,900 - 531 Sabrina Road Sw, Calgary

MLS® #A2263330

**\$349,900**

2 Bedroom, 1.00 Bathroom, 510 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

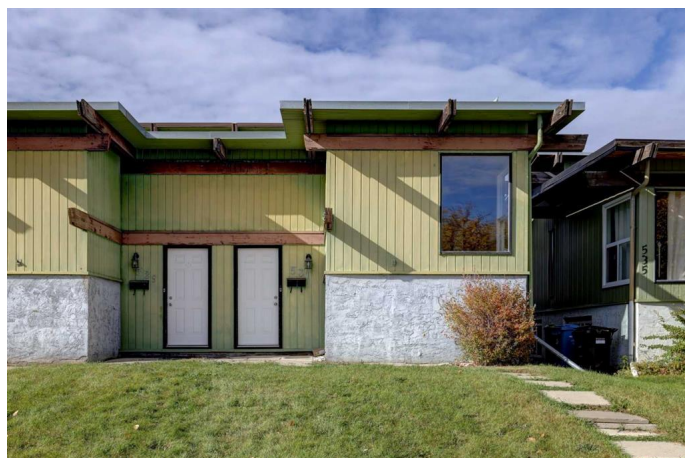
Welcome home to this semi-detached 2 bdrm half duplex which offers open concept living with hardwood floor, big windows with plenty of light! The kitchen shines with white cabinets, quartz counters & stainless appliances. Enjoy a stylish 4 pce bath, deck & fenced yard. Downstairs offers 2 bdrms, new windows, new flooring, fresh paint & laundry/storage. Recent updates mean move-in ready! Perfectly located just steps to the LRT, shopping, schools & parks. NO CONDO FEES - DON'T MISS THIS GREAT OPPORTUNITY! INVESTORS: The other side of this duplex is also available.

Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263330               |
| Price          | \$349,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 510                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 531 Sabrina Road Sw |
| Subdivision | Southwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1Y7             |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | None            |
| Parking   | On Street, None |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Storage                                    |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Tar/Gravel                 |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-CG d44           |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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