

# **\$575,000 - 739 Sabrina Road Sw, Calgary**

MLS® #A2226536

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

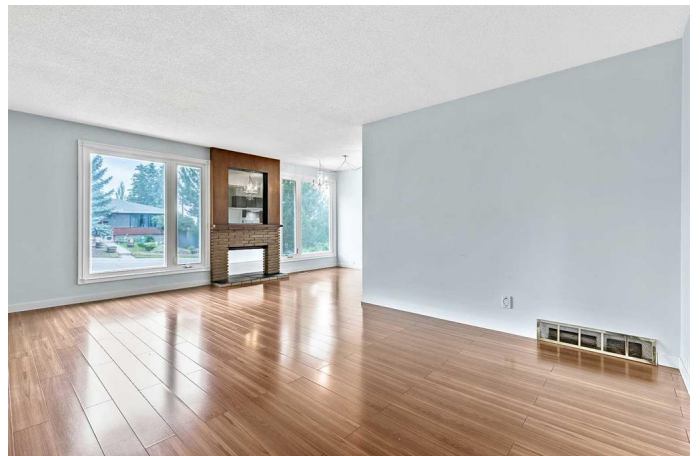
Residential on 0.12 Acres

Southwood, Calgary, Alberta

Welcome to 739 Sabrina Road! This Bungalow is located in a desirable family community, and is an excellent opportunity to own a great family home. This home has lots of natural light from all the windows that have been replaced on the main floor. Also on the main floor, is a sizable living room along with a dining room and an eat in kitchen, 3 good sized bedrooms and a 4-piece bathroom. The hot water tank, furnace, roof shingles and windows have been updated in recent years. There is a separate side split entrance that helps make this a possible legal/illegal suite opportunity for extra cash flow. The basement has a huge family room, a flex room, 3 piece bathroom, large laundry/utility room and a storage room. The private back yard is south facing making it great for a garden. Also in the backyard is an oversized single garage with an attached carport off the alley. This home has the convenience of countless amenities including a school one block away, LRT, shops, grocery stores, restaurants, South Centre Mall, parks, community centre and many more. This home has been lovingly owned by the same family since 1978 and now it is ready for its next chapter. This home is vacant and easy to show. It's the perfect place to call home.

Built in 1968

## **Essential Information**



MLS® #	A2226536
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.12
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	739 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W0P4

### Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, See Remarks, Vinyl Windows
Appliances	Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	See Remarks, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	13
Zoning	Residential

**Listing Details**

Listing Office	MaxWell Canyon Creek
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