

\$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

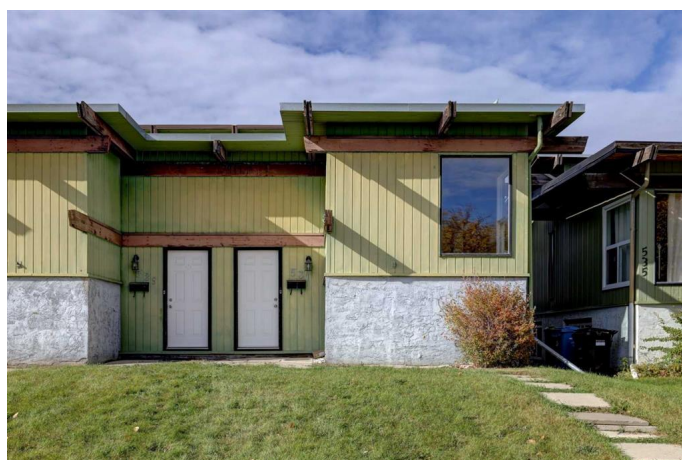
Welcome home to this semi-detached 2 bdrm half duplex which offers open concept living with hardwood floor, big windows with plenty of light! The kitchen shines with white cabinets, quartz counters & stainless appliances. Enjoy a stylish 4 pce bath, deck & fenced yard. Downstairs offers 2 bdrms, new 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 |
| Zoning | M-CG d44 |

Listing Details

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

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.