2529 Sable Drive SE

Calgary | Active | MLS® A2356476

$574,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1959**	**1,046 sq. ft.**

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Listed by RE/MAX First

A closer look

****LEGAL REGISTERED BASEMENT SUITE**** OVERSIZED 2.5 CAR GARAGE****BUNGALOW****
Nestled on a quiet, mature tree-lined street, this updated 4 bedroom 2 bath bungalow has been upgraded through the years and offers the perfect blend of character, functionality, and income potential. Situated on a generous 50' x 110' lot with a sunny west-facing backyard, the property features an oversized 2.5 detached garage, mature trees, shrubs, a 12' x 16' deck, fenced & gated RV storage (or large dog run), with plenty of room for kids and gardens in the backyard. The charming hedged-in front yard includes a mini-orchard with various fruit trees and inviting patio space. Inside, the open-concept main floor showcases gorgeous original refinished original hardwood flooring (they don’t build them like this anymore!), a custom granite-topped island, freshly painted interior, and a stunning original plaster ceiling in the living room. The spacious primary bedroom features a walk-in closet, while both updated 4-piece bathrooms offer floor-to-ceiling tile finishes. This is a ‘no carpet’ home with hardwood, tile, and laminate flooring throughout.
Downstairs, you'll find a Legal Registered 1-bedroom basement suite featuring a large kitchen & dining area with modern maple cabinetry and butcher block counters, full 4 piece bath and living room area with huge storage closet. Other features include smooth ceilings & loads of pot lights, mudroom area, common laundry, abundant storage, and a workshop area. The separate entrance makes it an ideal mortgage helper or multigenerational living opportunity. Major updates include a newer roof, fascia and soffits, exterior paint, vinyl windows, high-efficiency furnace, and a 2025 hot water tank. The oversized 2.5-car detached garage provides ample space for vehicles, a workshop, motorbikes, or additional storage. Enjoy an unbeatable location just a 2-minute walk to a public school, 1 minute to transit, 5 minutes to Deerfoot Trail, and only 10 minutes from downtown. This exceptional property offers timeless charm, upgrades, and incredible versatility for homeowners and investors alike.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356476
Bedrooms	4
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,046 sq. ft.
Main Level Finished Area:	1,046 sq. ft.
Below Grade Finished Area:	811.48 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	50'2"
Front Exposure:	East
Unit Exposure:	East
Levels:	One
Total Rooms Above Grade:	7
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7733HK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized, RV Access/Parking
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area, In Basement
City Quadrant:	Southeast
Community:	Southview (Calgary)
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Refrigerator, Stove, Microwave & Hood Fan all in basement, Shelving & Work Bench in Laundry/Storage room.
Restrictions:	Airspace Restriction, Encroachment, Utility Right Of Way
Main Floor	Living Room · 14'7" × 13'7" ·
Main Floor	Kitchen · 13'8" × 12'7" ·
Main Floor	Dining Room · 9'2" × 8' ·
Main Floor	Bedroom - Primary · 11'2" × 11'1" ·
Main Floor	Walk-In Closet · 7'8" × 4'1" ·
Main Floor	Bedroom · 9'7" × 8'9" ·
Main Floor	Bedroom · 11'1" × 8'1" ·
Main Floor	Foyer · 6' × 3'11" ·

Basement	Foyer · 12'4" × 8' ·
Basement	Family Room · 12'4" × 11' ·
Basement	Kitchen · 11' × 7'10" ·
Basement	Dining Room · 11'1" × 8'7" ·
Basement	Bedroom · 11'4" × 7'8" ·
Basement	Storage · 12'1" × 3'1" ·
Basement	Laundry · 16'8" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Central Vacuum, Kitchen Island, Separate Entrance, Vinyl Windows
Exterior Features:	Dog Run, Fire Pit, Garden
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Dog Run Fenced In, Fruit Trees/Shrub(s), Level, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2529-sable-drive-se-calgary-a2356476/

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