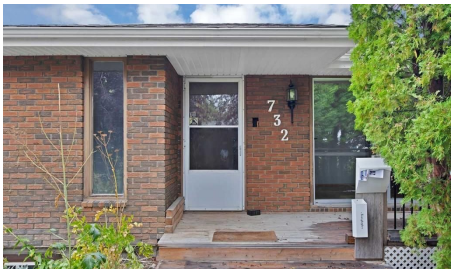
732 Sabrina Road SW

Calgary | Active | MLS® A2343314

$549,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1969**	**1,448.01 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Ultra Realty Ltd. and Prep Realty Inc.

A closer look

ATTENTION BUILDERS, RENOVATORS & INVESTORS - an outstanding opportunity in the established SW community of Southwood.

Sitting on an approximately 51' x 100' lot with rear lane access, this property offers multiple possibilities for the experienced investor - renovate and resell, renovate and hold, or explore the site's future redevelopment potential subject to City approval..

The existing bungalow provides approximately 1,448 SQ FT ABOVE GRADE, giving you a substantial footprint to work with. One of the property's standout features is the oversized attached garage measuring approximately 24'8" x 28'8" (709 sq ft) - a rare amount of garage and workspace for a property of this era.

For renovators, the size and layout provide an excellent starting point for a modern transformation. For builders and land-focused buyers, the approximately 5,100 sq ft rectangular parcel, rear lane and established location make this a property worth taking a closer look at.

Bring your renovation ideas, investment strategy or future plans - properties with this combination of lot, house footprint and oversized garage don't come along often.

Property sold as-is, where-is. Buyers are encouraged to conduct their own due diligence regarding development, zoning, permits and intended use.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343314
Bedrooms	2
Bathrooms	1
Year Built	1969
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,448.01 sq. ft.
Main Level Finished Area:	1,351.42 sq. ft.
Acreage:	No
Lot Area:	5,102 sq. ft.
Lot Frontage:	51'1"
Lot Details:	51.05 ft by 99.9 ft
Front Exposure:	South
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	4
Year built:	1969 (Age: 57)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5674JK
Heating:	Standard
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete

Structure Type:	House
Roof:	Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Heated Garage, Oversized, Rear Drive
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	Other
City Quadrant:	Southwest
Community:	Southwood
Appliances:	None
Inclusions:	NA
Restrictions:	None Known
Main Floor	Bedroom · 13'5" × 9' ·
Main Floor	Kitchen · 14'11" × 12'7" ·
Main Floor	Bedroom - Primary · 13'10" × 10'3" ·
Main Floor	Living Room · 19'6" × 12' ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	None

Patio And Porch Features:	None
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/732-sabrina-road-sw-calgary-a2343314/

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