

# \$339,900 - 529 Sabrina Road Sw, Calgary

MLS® #A2263652

**\$339,900**

2 Bedroom, 1.00 Bathroom, 509 sqft

Residential on 0.00 Acres

Southwood, Calgary, Alberta

Move-in ready & affordable! This semi-detached 2 bdrm half- duplex is full of charm & updates - with NO CONDO FEES! Main floor features open concept living with a spacious living & dining area, large windows for plenty of natural light with a functional kitchen. The bright basement features new flooring & windows, fresh paint, and a spacious laundry/storage area. This home is just steps from the LRT, shopping, schools. Perfect for the first-time buyer, downsizers or investors. Both sides are for sale!

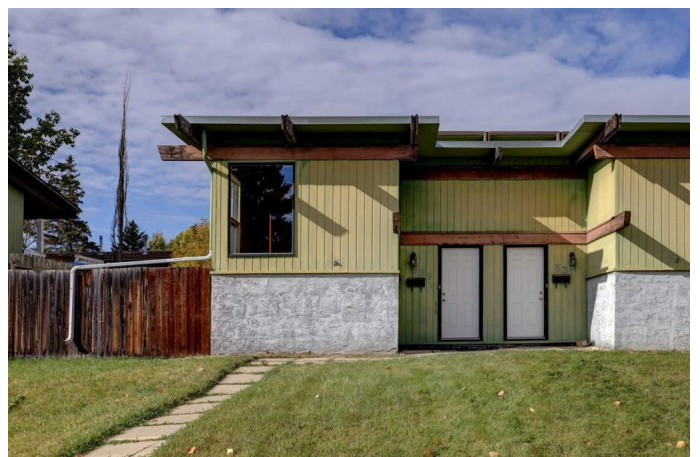
Built in 1973

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263652               |
| Price          | \$339,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 509                    |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

Address 529 Sabrina Road Sw



|             |                   |
|-------------|-------------------|
| Community   | Southwood         |
| Condo       | Z-name Not Listed |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 4M9           |

### Amenities

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

### 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 | 7                  |
| Zoning         | M-CG d44           |

### Listing Details

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

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