

\$549,900 - 304 Sabrina Bay Sw, Calgary

MLS® #A2208250

\$549,900

6 Bedroom, 2.00 Bathroom, 948 sqft
Residential on 0.13 Acres

Southwood, Calgary, Alberta

This affordable detached corner lot home in the desirable Southwood community is now being offered for Sale. For first time Home Buyers, this is a good opportunity to own a home where you can live up and rent down. Investors this is an M-CG zoned home with a total lot area of 524 square meters which will be good for 4plexes and townhomes. It offers hardwood floors on the main floor, granite kitchen counter tops, newer roofing and furnace. Three bedrooms on the main floor with a 4 piece bathroom while the illegal basement suite offers 3 bedrooms and a 4 piece bathroom. Close to all amenities like the C-train (Anderson & Southland) station, Superstore, Southcentre mall, schools, playground and more..... A RARE OPPORTUNITY!

Built in 1973

Essential Information

MLS® #	A2208250
Price	\$549,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.13
Year Built	1973
Type	Residential



Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	304 Sabrina Bay Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Z2

Amenities

Parking	Off Street, Parking Pad
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Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	4
Zoning	M-CG

Listing Details

Listing Office	First Place Realty
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