

\$1,150,000 - 424 Sabrina Road Sw, Calgary

MLS® #A2082138

\$1,150,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southwood, Calgary, Alberta

Your Next investment property awaits! This well maintained 3 bed 1.5 bath 4-CORNER UNIT 4plex with units that are approximately 1280 sft on a 60x130 lot has pride of ownership throughout, with a newer paved rear off street parking with room for up to 5 cars! (2017), replaced fascia/soffit/gutters/downspouts(2021) new torch on roof (2016), some newer hot water tanks. With fully independent mechanical systems+independent laundry in suite so the tenants pay all utilities! Tenants and guests have more than enough parking on the quiet street out front and are walking distance to the C-train station just a 10 minute walk away and southcenter mall, schools daycare. This property has room to increase rents to market to generate a great ROI and this gem in a beautiful mature southwest neighbourhood will be a great addition to your portfolio. ONE unit VACANT easy to show!



Built in 1972

Essential Information

MLS® #	A2082138
Price	\$1,150,000
Sold Price	\$1,100,000
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial

Sub-Type	Multi Family
Status	Sold

Community Information

Address	424 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1P9

Amenities

Parking Spaces	6
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Construction	Wood Frame
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Additional Information

Date Listed	September 20th, 2023
Date Sold	October 24th, 2023
Days on Market	33
Zoning	MC-1
HOA Fees	0.00

Listing Details

Listing Office	COMOX REALTY
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