

# \$529,900 - 364 Sabrina Bay Sw, Calgary

MLS® #A2110098

**\$529,900**

4 Bedroom, 2.00 Bathroom, 1,035 sqft  
Residential on 0.10 Acres

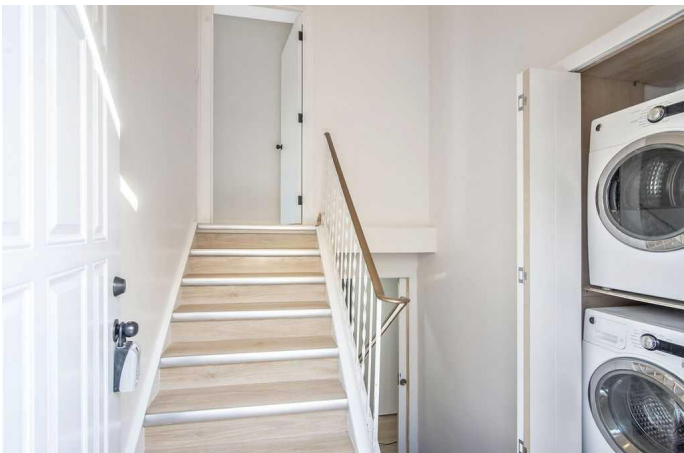
Southwood, Calgary, Alberta

Check out this gem! No condo fees, renovated, and boasting a massive south facing backyard backing on to a greenspace, this half duplex is a dream come true. Plus, it comes with an illegal suite – talk about potential! Step inside to discover a brand new kitchen, perfect for whipping up your favorite meals. With 2 beds up and 2 down, each floor equipped with its own kitchen and full bath, this place is a versatile investment opportunity or a cozy starter home. Located just a 5-minute stroll from Anderson C-Train Station, convenience is key. And with a single attached garage, parking is a breeze. Situated in a quiet cul-de-sac, this centrally located property offers easy access to Anderson Road, McLeod Trail, South Centre, and more. Don't let this opportunity slip away – book a showing today and see the magic for yourself.

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2110098  |
| Price          | \$529,900 |
| Sold Price     | \$565,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,035     |
| Acres          | 0.10      |



|            |                        |
|------------|------------------------|
| Year Built | 1974                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bi-Level, Side by Side |
| Status     | Sold                   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 364 Sabrina Bay Sw |
| Subdivision | Southwood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 1Z2            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Attached |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Partial, Suite, Walk-Out                                                       |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Private Yard                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn |
| Roof              | Tar/Gravel                                    |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | March 12th, 2024 |
| Days on Market | 4                |
| Zoning         | M-CG d44         |

HOA Fees                      0.00

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.