

\$550,000 - 2533 Sable Drive Se, Calgary

MLS® #A2120099

\$550,000

4 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.13 Acres

Southview, Calgary, Alberta

****Open House Saturday, April 20th**

2-4**Welcome to your next home! This bungalow is nestled on a quiet street in the community of Southview. This charming home has 4 bedrooms and 2 full bathrooms, ideal for families or those seeking extra space. As you step inside, you're greeted by hardwood floors that span throughout the home adding a touch of warmth. The main level bedrooms all have west windows allowing for so much natural light in your home. The basement illegal suite with over 900+ square feet, complete with a convenient kitchenette, bedroom, walk-in closet and 3-piece bathroom offers versatility and potential for rental income or multi-generational living. Outside, the large lot features a west-facing backyard, perfect for enjoying stunning sunsets and entertaining guests on the deck with a pergola. The raised garden beds provide a green thumb's paradise, while the 2-car double detached garage that is not only insulated but heated too and an additional parking pad ensures ample space for vehicles and storage. The location couldn't be more ideal, with Southview Park and Twin Views Community Garden just a short stroll away. Families will appreciate the proximity to both elementary and junior high schools, as well as numerous walking paths and viewing spots offering picturesque cityscape vistas. For commuters, this home is a dream come true, with easy access to Deerfoot Trail and the Ring Road, ensuring a quick 10-minute commute to the Downtown



Core or 15 minutes to the Deerfoot Meadows Costco. Whether you're headed to work or exploring the city, getting there will be a breeze from this centrally located gem. Don't miss out on this rare opportunity to own a beautiful bungalow with illegal suite. Schedule your viewing today and make this house your new home!

Built in 1959

Essential Information

MLS® #	A2120099
Price	\$550,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2533 Sable Drive Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1S1

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Street Lighting, Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 26th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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