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732 Sabrina Road SW
Calgary, Alberta

MLS # A2343314

$549,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,448 sq.ft.	**Age:**	1969 (57 yrs old)
Beds:	2	**Baths:**	1
Garage:	Double Garage Attached, Driveway, Heated Garage, Oversized, Rear Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Standard	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: NA

ATTENTION BUILDERS, RENOVATORS & INVESTORS — an outstanding opportunity in the established SW community of Southwood. Sitting on an approximately 51' x 100' lot with rear lane access, this property offers multiple possibilities for the experienced investor — renovate and resell, renovate and hold, or explore the site's future redevelopment potential subject to City approval.. The existing bungalow provides approximately 1,448 SQ FT ABOVE GRADE, giving you a substantial footprint to work with. One of the property's standout features is the oversized attached garage measuring approximately 24'8" x 28'8" (709 sq ft) — a rare amount of garage and workspace for a property of this era. For renovators, the size and layout provide an excellent starting point for a modern transformation. For builders and land-focused buyers, the approximately 5,100 sq ft rectangular parcel, rear lane and established location make this a property worth taking a closer look at. Bring your renovation ideas, investment strategy or future plans — properties with this combination of lot, house footprint and oversized garage don't come along often. Property sold as-is, where-is. Buyers are encouraged to conduct their own due diligence regarding development, zoning, permits and intended use.

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