



2526 Sable Drive Calgary Alberta

\$549,900

Welcome to this fantastic opportunity in the heart of Southview! This classic 1959 bungalow has been well-maintained and is ready for its next chapter, boasting key updates like newer vinyl windows, a newer roof, and newer doors. With over 1,000 square feet of living space on the main floor, you'll find three comfortable bedrooms and a full bathroom. The real "bonus" here is the finished basement, which features an illegal suite complete with a second kitchen, a large family room, a game room, and an additional bedroom--offering tons of potential! Step outside to a fully fenced, private yard and a massive 23'6" x 23'6" double detached garage with easy alley access. You couldn't ask for a better location; this home is tucked into a friendly community with schools, parks, playgrounds, and shopping all nearby. Plus, with great access to major roads and transit, commuting around Calgary is a breeze. Whether you are looking for a solid family home or a savvy investment, this property at 2526 Sable Drive is a must-see! For more information, photos, and a guided 360 tour, click the links below! (id:6769)

- 4pc Bathroom 11.00 Ft x 5.33 Ft
- Bedroom 11.00 Ft x 11.75 Ft
- Family room 11.42 Ft x 14.83 Ft
- Recreational, Games room 11.42 Ft x 13.08 Ft
- Storage 5.92 Ft x 9.83 Ft
- Furnace 11.08 Ft x 16.92 Ft

- 4pc Bathroom 8.08 Ft x 4.92 Ft
- Bedroom 11.50 Ft x 12.92 Ft
- Bedroom 9.08 Ft x 12.25 Ft
- Bedroom 12.42 Ft x 7.92 Ft
- Kitchen 11.42 Ft x 16.50 Ft
- Living room 12.42 Ft x 18.25 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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RE/MAX Realty Professionals

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