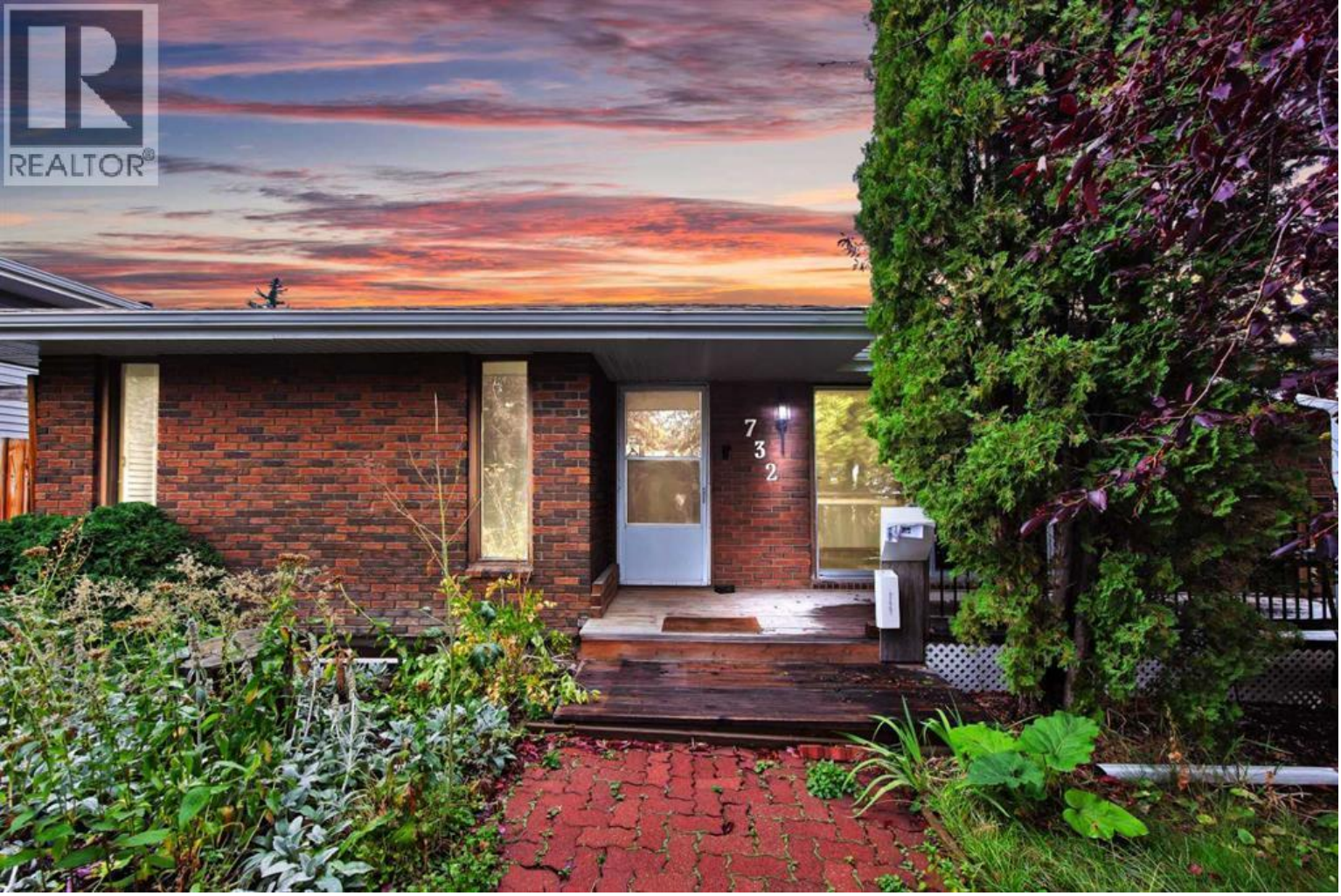


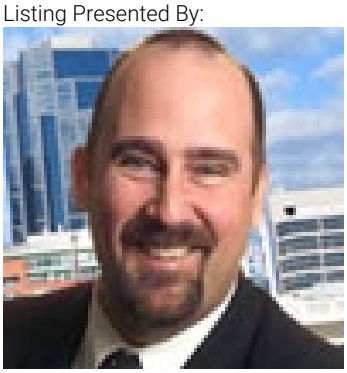
732 Sabrina Road Calgary Alberta

$549,000

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. (id:6769)

Bedroom 13.42 Ft x 9.00 Ft
Kitchen 12.58 Ft x 14.92 Ft
4pc Bathroom 7.17 Ft x 9.00 Ft
Primary Bedroom 13.83 Ft x 10.25 Ft
Living room 19.50 Ft x 12.00 Ft

Listing Presented By:



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