

# \$649,999 - 903 Sabrina Road Sw, Calgary

MLS® #A2230222

**\$649,999**

3 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.20 Acres

Southwood, Calgary, Alberta

Welcome to 903 Sabrina Road SW! This 1114 sq ft 3 bed, 2.5 bath bungalow offers a prime location on a quiet street, with one of the largest lots in Southwood, and has exceptional curb appeal! Featuring a south backing lot that spans over 80 feet wide with almost 9000 sq ft of space providing the perfect canvas for your dreams to come alive! As you enter, you are greeted with laminate floors throughout the main level that lead you into the front living room with a large brand-new picture window that overlooks the front yard where the kids can run and play. Adjacent to the living room are the dining area and kitchen with an eat-up island and lots of cabinet storage and counter space. Head down the hallway where you'll find three good-sized bedrooms that include a primary bedroom with a 2-piece ensuite and closet with built-in organizers. Finishing out the main level is a 4-piece bath. Directly off of the kitchen is a door to your large two-tiered deck that leads you into the backyard with mature trees, shrubs, and plenty of green space for a pool, hot tub, trampoline, or garden. The possibilities are endless, as this expansive space can accommodate it all! This well laid out floorplan has a separate entrance with direct access to the basement providing the option to separate the upper and lower levels if you choose. Head downstairs to the partially finished lower level that has a 3-piece bath, has been framed with the drywall started, and the electrical rough-in completed. This home also comes with ample parking with a single



attached garage and an oversized double detached garage! The location of this home cannot be beat, on the east side of Elbow Drive with quick access to Macleod Trail, Stoney Trail, Downtown, and just a short walk to the LRT Station, Transit lines, and countless amenities including schools, grocery stores, restaurants, and shops. Recent updates over the years include painting of the main floor, bathrooms, new baseboards and trim, flooring, deck, fence, front window (2025), exterior including soffit and fascia (2025), HWT (2025), and Roof (2019). Book your showing today to see the exceptional value in this home before it is gone!

Built in 1966

**Essential Information**

MLS® #	A2230222
Price	\$649,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,114
Acres	0.20
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	903 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0P5

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Other
Lot Description	Back Lane, Interior Lot, Landscaped, Private, Fruit Trees/Shrub(s), See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	52
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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