

\$1,415,000 - 424 Sabrina Road Sw, Calgary

MLS® #A2250685

\$1,415,000

0 Bedroom, 0.00 Bathroom, 2,520 sqft

Multi-family on 0.17 Acres

Southwood, Calgary, Alberta

424 Sabrina Road SW presents a rare opportunity to acquire a fully modernized, income-generating fourplex in the established community of Southwood. With extensive renovations completed in 2024 and strong in-place rental income, this property is ideally suited for hands-off investors seeking reliable cash flow and long-term growth potential in Calgary's southwest. Address: 424 Sabrina Road SW, Calgary, AB Property Type: Fourplex (Bi-Level Configuration) Total Living Area: 5,028 sq. ft. (2,564 sq. ft. RMS + fully developed lower levels) Units: 4 self-contained units Unit Layout: Each unit includes 3 bedrooms and 1.5 bathrooms Year Built: 1972 Zoning: MC-1 (Medium-Density Low Profile Residential) Parking: 5 surface stalls, resurfaced in 2024, with ample street parking available Lot: Standard inner-city lot with retaining wall recently rebuilt Recent Renovations and Capital Improvements (2024) This property has undergone a complete transformation, both inside and out. All four units were fully renovated to appeal to today's quality-conscious tenants while minimizing maintenance needs for ownership. Interior upgrades include: Fully renovated kitchens with granite countertops, brand new cabinets, and stainless steel appliances Bathrooms completely redone with new tubs, tile work, vanities, fixtures, and modern finishes Durable LVL plank flooring installed throughout both upper and lower levels Fresh paint, trim, and lighting updates



throughout all unitsExterior and mechanical upgrades:New energy-efficient windows and patio doors in each unitSeparate furnaces, hot water tanks, and individual utility meters per unitResurfaced parking lot with defined stallsReconstructed retaining wall for long-term stabilityUpdated exterior finishes to enhance curb appealThese renovations were designed with long-term durability, tenant satisfaction, and rental optimization in mind.Income and Financial Performance424 Sabrina Road SW is fully leased with fixed one-year terms. All four units are currently rented at market rates, providing predictable and stable cash flow from day one. The gross rental income is \$8,350 per month, or \$100,200 annually. All tenants are responsible for their own utilities, thanks to separately metered systems.Key financial metrics:Gross Annual Rents: \$100,200Net Operating Income (NOI): Approx. \$78,720 annuallyCap Rate: 5.4% at asking priceUtility Structure: All tenant-paid (gas, water, electricity)This property offers strong investment fundamentals with minimal projected maintenance, making it an excellent asset for portfolio stabilization or long-term wealth building.Bi-Level Design AdvantageUnlike traditional up/down duplex configurations, each of the four units in this property features a full bi-level design. This provides tenants with more usable space and a layout that feels more like a single-family home, resulting in better tenant retention and increased rental appeal. buyer will accept current RPR (id:6289)

Built in 1972

Essential Information

Listing #	A2250685
Price	\$1,415,000
Bathrooms	0.00

Square Footage	2,520
Acres	0.17
Year Built	1972
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	424 Sabrina Road Sw
Subdivision	Southwood
City	Calgary
Province	Alberta
Postal Code	T2W1P9

Amenities

Features	See remarks, PVC window, No Smoking Home
Parking Spaces	5
Parking	Parking Pad

Interior

Appliances	Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Central heating
Cooling	None

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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