

# \$1,395,000 - 424 Sabrina Road Sw, Calgary

MLS® #A2250685

**\$1,395,000**

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 units

Exterior and mechanical upgrades:

New energy-efficient windows and patio doors in each unit

Separate furnaces, hot water tanks, and individual utility meters per unit

Resurfaced parking lot with defined stalls

Reconstructed retaining wall for long-term stability

Updated exterior finishes to enhance curb appeal

These renovations were designed with long-term durability, tenant satisfaction, and rental optimization in mind.

Income and Financial Performance

424 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: \$100,200

Net Operating Income (NOI): Approx. \$78,720 annually

Cap Rate: 5.4% at asking price

Utility 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 Advantage

Unlike 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

Built in 1972

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250685               |
| Price          | \$1,395,000            |
| Bathrooms      | 0.00                   |
| Square Footage | 2,520                  |
| Acres          | 0.17                   |
| Year Built     | 1972                   |
| Type           | Multi-Family           |
| Sub-Type       | 4 plex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 424 Sabrina Road Sw |
| Subdivision | Southwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 1P9             |

**Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 5                    |
| Parking        | Asphalt, Parking Pad |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, See Remarks |
| Appliances        | Dishwasher, Microwave, Washer/Dryer, Window Coverings, Stove(s)                                  |
| Heating           | Central                                                                                          |

Cooling                      None

**Exterior**

Roof                      Asphalt/Gravel  
Construction              Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              August 28th, 2025  
Days on Market        72  
Zoning                    M-C1

**Listing Details**

Listing Office            CIR Realty

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