

\$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 73
Zoning M-C1

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.