



**2526 Sable Drive  
Calgary, Alberta**

**MLS # A2290414**



**\$524,900**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Vinyl Windows		

**Inclusions:** Basement Electric Stove, Basement Range Hood, Basement Refrigerator

Welcome to this fantastic opportunity in the heart of Southview! This classic 1959 bungalow has been well-maintained and is ready for its next chapter, boasting key updates like newer vinyl windows, a newer roof, and newer doors. With over 1,000 square feet of living space on the main floor, you'll find three comfortable bedrooms and a full bathroom. The real "bonus" here is the finished basement, which features an illegal suite complete with a second kitchen, a large family room, a game room, and an additional bedroom—offering tons of potential! Step outside to a fully fenced, private yard and a massive 23'6" x 23'6" double detached garage with easy alley access. You couldn't ask for a better location; this home is tucked into a friendly community with schools, parks, playgrounds, and shopping all nearby. Plus, with great access to major roads and transit, commuting around Calgary is a breeze. Whether you are looking for a solid family home or a savvy investment, this property at 2526 Sable Drive is a must-see! For more information, photos, and a guided 360 tour, click the links below!