

# \$420,000 - 52 Sandarac Circle Nw, Calgary

MLS® #A2263600

**\$420,000**

3 Bedroom, 2.00 Bathroom, 866 sqft

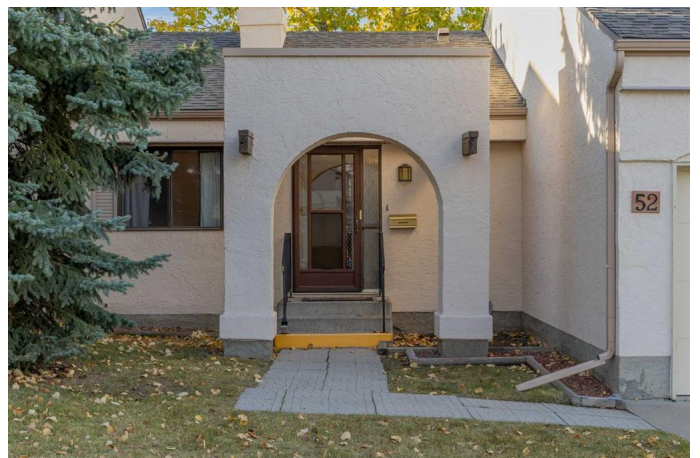
Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

Tucked into a quiet 55+ adult community in Sandstone Valley, this charming walkout bungalow townhouse offers an exceptional opportunity for downsizers or retirees seeking a peaceful, low-maintenance lifestyle with room to make it their own. With over 1,600 sq ft of developed living space across two levels, this 3-bedroom, 2-bathroom home is functional, spacious, and ready for your personal touch. The main floor features a bright and practical layout, including a well-kept kitchen with plenty of cabinet storage and a cozy dining area that leads onto a raised deck overlooking mature trees and a serene greenbelt. The generous living room, primary bedroom, a second bedroom, and a full 4-piece bathroom complete the upper level. The fully finished walkout basement offers a large family room with a gas fireplace, a third bedroom, and a 3-piece bathroom—perfect for visiting guests or hobbies. The lower-level patio opens to the landscaped grounds that back onto a tranquil pathway, creating a lovely backdrop for relaxation. The lower-level utility room includes laundry and extra storage. A single attached garage and a well-managed condo board add further value. Ideally located close to transit, shopping, this home is a great fit for those looking for quiet comfort and the flexibility to update finishes over time.

Built in 1989

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2263600      |
| Price          | \$420,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 866           |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 Sandarac Circle Nw |
| Subdivision | Sandstone Valley      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 3V6               |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Clubhouse, Visitor Parking |
| Parking Spaces | 2                          |
| Parking        | Single Garage Attached     |
| # of Garages   | 1                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 31                 |
| Zoning         | M-CG d44           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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