# \$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 bathroomâ€"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 Visitor Parking, Clubhouse

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, Landscaped, Lawn, Close to

Clubhouse

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 10th, 2025

Days on Market 22

Zoning M-CG d44

# **Listing Details**

Listing Office eXp Realty

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