

# \$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

\*\*\*\*\* Open House Saturday, October 18, 12:00 to 2:00 and Sunday, October 19, 1:00 to 3:00 \*\*\*\*\* 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	Finished, Full, Walk-Out

**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	4
Zoning	M-CG d44

**Listing Details**

Listing Office	eXp 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.