

# \$399,999 - 9 Sandpiper Lane Nw, Calgary

MLS® #A2214976

**\$399,999**

3 Bedroom, 3.00 Bathroom, 1,178 sqft

Residential on 0.04 Acres

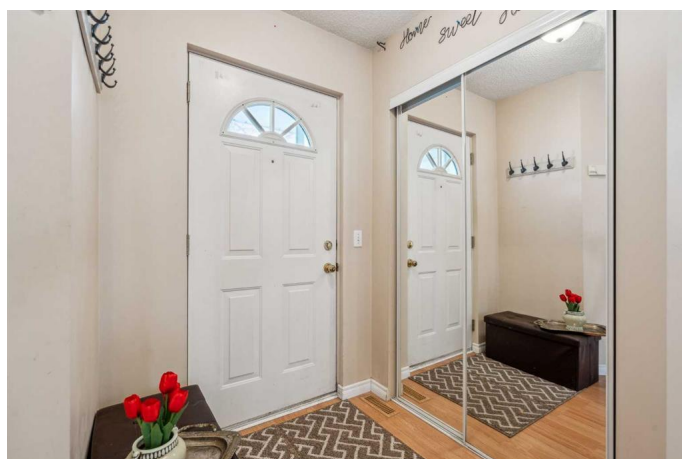
Sandstone Valley, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom townhouse in the highly sought-after community of Sandstone! Tucked away in a peaceful and convenient location—just steps from Sandstone Park with playground, transit, schools, and everyday amenities—this home offers the perfect balance of comfort and functionality. Step inside to a warm and inviting living room that seamlessly opens to a bright, airy kitchen—ideal for hosting or enjoying cozy family dinners. New stove has been replaced in April 2025. The fully developed basement adds incredible value, featuring a spacious family or rec room and a full 3-piece bathroom—perfect for guests, a home office, or movie nights. With a total of 2 full baths, a half bath, and 1,659 sq ft of thoughtfully designed living space (including the basement), plus a single attached garage, this move-in ready home checks all the boxes. Whether you’re a first-time buyer, growing family, or savvy investor, this is an opportunity you won’t want to miss!

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2214976  |
| Price     | \$399,999 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,178         |
| Acres          | 0.04          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9 Sandpiper Lane Nw |
| Subdivision | Sandstone Valley    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 4L7             |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Window Unit(s)  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 23               |
| Zoning         | M-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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