

9 Sandpiper Lane NW  
Calgary, Alberta

MLS # A2214976



\$399,999

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 377
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: N/A

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!