



**GRASSROOTS**  
REALTY GROUP

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**165 Sandpiper Lane NW**  
**Calgary, Alberta**

**MLS # A2240476**



**\$395,000**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	None
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Location, Location, Location. Great Value 3 bedrooms bare land townhouse condo with single attached garage. Closed to schools, shopping center, churches, and everyday amenities. New dishwasher (2025), New vinyl floor plank (2025) throughout the house, Poly B Plumbing replaced (2025). The unspoiled basement is waiting for your ideas to make it a wonderful area for your family to grow. Whether you are first time home buyer, Investor, or down size. Don't miss out this opportunity . Call your favourite REALTOR for your private view.