



GRASSROOTS
REALTY GROUP

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165 Sandpiper Lane NW
Calgary, Alberta

MLS # A2240476



\$395,000

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

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 377
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: None

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.