

# \$374,900 - 19 Sandarac Circle Nw, Calgary

MLS® #A2081345

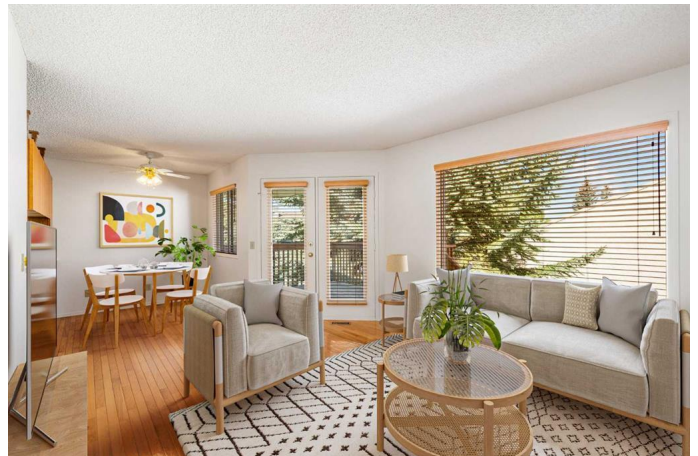
**\$374,900**

2 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

ADULT LIVING (50+) | FRESHLY PAINTED & MOVE-IN READY! | ATTACHED GARAGE!! | PET FRIENDLY! | Don't miss out on this incredible opportunity to own a wonderful, pet friendly property that has been impeccably maintained in a highly desirable 50+ complex! This townhouse style unit is a true gem, with affordable condo fees and an enviable location within the complex that only comes available every few years! Step inside to discover gleaming hardwood floors throughout the main floor, tons of natural light and convenient stacked laundry just off the kitchen. Everything you need is conveniently located on the main floor! Just through the french doors, a large deck awaits you, overlooking a tranquil private courtyard which is the perfect spot to enjoy a coffee or read your favourite book. The primary bedroom offers views of the courtyard and mature trees, creating a peaceful and relaxing ambiance to wake up to every morning. The master bedroom also features big double closets while the second bedroom faces south with tons of natural light spilling in all day. The attached garage features high ceilings and enough room to accommodate a pickup truck or full size SUV. Abundant closet and storage space ensures you can easily keep everything organized. The unfinished basement offers a clean slate for your development visions, and yes, there is a bathroom rough-in already present. This complex offers a superb clubhouse that serves as a hub for social activities throughout the



year. Residents can engage in various events, shoot a game of pool and enjoy the camaraderie of their neighbours. Telus has also installed fibre optic internet throughout the complex recently! All of this is within walking distance to Nose Hill Park! There is also a convenient strip mall just across the street for any of your day-to-day needs. Don't let this rare opportunity slip away – make this great property your new home today! \*CLICK ON THE MULTIMEDIA LINK FOR THE VIRTUAL TOUR! \*

Built in 1989

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2081345      |
| Price          | \$374,900     |
| Sold Price     | \$363,100     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 803           |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19 Sandarac Circle Nw |
| Subdivision | Sandstone Valley      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 3G7               |

### Amenities

|           |           |
|-----------|-----------|
| Amenities | Clubhouse |
|-----------|-----------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, French Door, No Smoking Home, See Remarks, Storage                                     |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard                                                                                            |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Lawn, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stucco, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2023 |
| Date Sold      | November 2nd, 2023   |
| Days on Market | 45                   |
| Zoning         | M-CG d44             |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | TOWN RESIDENTIAL |
|----------------|------------------|

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