

# \$599,990 - 9306 Santana Crescent Nw, Calgary

MLS® #A2173771

**\$599,990**

4 Bedroom, 3.00 Bathroom, 1,873 sqft

Residential on 0.17 Acres

Sandstone Valley, Calgary, Alberta

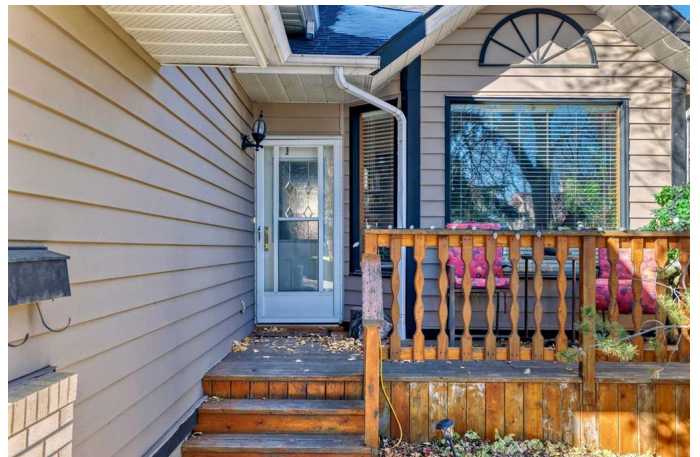
Welcome to this spacious 2-level split single-family home offers 4 bedrooms and 3 bathrooms, making it ideal for growing families. With 1107 sq ft on the main floor with an open-concept floor plan and high ceilings, there's plenty of room for gatherings. Sit on a generous pie-shaped lot, providing outdoor space and a deck that opens to a jogging and dog-walking path - ideal for outdoor enthusiasts. The unfinished basement allows for customization to fit your needs. There are two water tanks for added convenience. Sandstone Valley is known for its family-friendly atmosphere, offering parks, green spaces, and walking paths nearby, including close proximity to Nose Hill Park and Sandstone Park. The house is within walking distance to #3 bus terminal, making commuting easy. You can enjoy convenient access to schools, grocery stores, dining options, and major roadways. Tenant occupied, tenant's right, 24 hours notice showing only on Tue & Thur 4-7pm, Sat 2-7pm, lease will expire on Feb 28, 25. Seller discloses there are Poly-B piping in the property.

Built in 1988

## Essential Information

MLS® # A2173771

Price \$599,990



Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

### Community Information

Address	9306 Santana Crescent Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3P2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front

### Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
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Lot Description	Irregular Lot, Landscaped
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 6th, 2024
Date Sold	November 7th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Realty Link Management.Services Ltd.
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