

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

**MLS # A2224461**



**\$414,000**

<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>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 377
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Location, Location, Location. 3 bedrooms bare land townhouse condo with single attached garage. New dishwasher replaced in May 2025, New LVP (2025), Poly B plumbing replaced in 2025. The unspoiled basement offers endless possibilities for development - room to add an extra bedroom, bathroom or create your dream space. Located minutes from Schools, Shopping, Parks, Churches, Deerfoot Trail, Country Hill Blvd, Beddington Trail, Stoney Trail, Center Street and 14 street, this home offers both comfort and convenience. Whether you are Investor, down sizing or first time home buyer, Don't miss out . Call you favourite REALTOR for a private view.