



**165 Sandpiper Lane NW  
Calgary, Alberta**

**MLS # A2285793**



**\$374,000**

<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 (32 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Double Vanity, 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 every amenities. New dishwasher (2025), New Luxury Vinyl Floor Plank (2025) throughout the house, Poly B Plumbing replaced (2025). Unspoiled Basement is waiting for your ideas to make it a wonderful area for your family to grow. Whether you are the first time buyer, Investor or downsizing. Don't miss out this opportunity. Call your favorite REALTOR for your private tour.