



GRASSROOTS
REALTY GROUP

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57 SANDPIPER Lane NW
Calgary, Alberta

MLS # A2336682



\$364,100

Division:	Sandstone Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Great Location! Backing onto green space, this home offers a peaceful and private setting in the desirable community of Sandstone Valley. Conveniently located close to schools, shopping, churches, parks, playgrounds, public transit, and major roadways. The unfinished basement offers plenty of potential for additional living space, a recreation room, home office, or storage. New hot water tank installed in 2026 for added peace of mind. Whether you're a first-time buyer, investor, or looking to downsize, this home offers great value and opportunity. Call your favourite REALTOR® today to book your private showing!