

# \$399,900 - 40 Sandarac Circle Nw, Calgary

MLS® #A2269204

**\$399,900**

2 Bedroom, 1.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Sandstone Valley, Calgary, Alberta

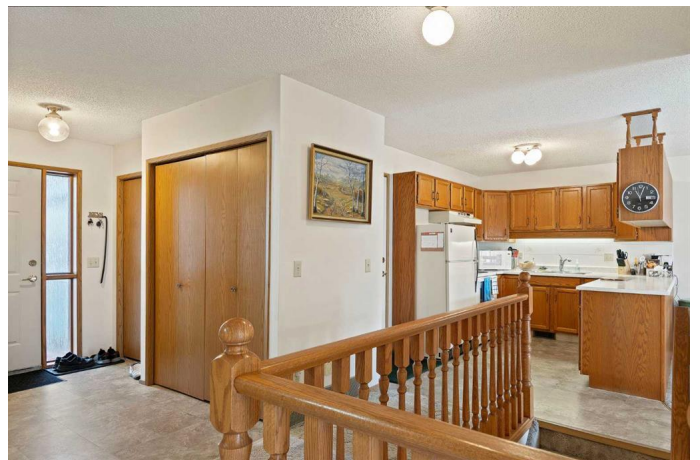
Welcome to Horizon Village Sandstone; an active 55+ community designed for community and cozy living. This charming 2-bedroom, 1-bath townhouse offers 956 sq. ft AG of bright, single-level living with an inviting layout that's perfect for downsizing without compromise. The spacious living and dining areas feature large windows that fill the home with natural light, while the functional kitchen offers plenty of cabinet and counter space. Both bedrooms are generously sized, including a primary with ample closet space. The unfinished basement provides excellent storage or the opportunity to develop additional living space to suit your needs. Enjoy the convenience of an attached single garage and driveway, plus a private deck area out back, perfect for morning coffee. Residents of Horizon Village appreciate the well-managed complex and its clubhouse with social spaces and organized activities, creating a true sense of community. Conveniently located close to transit, shopping, and parks, this home offers easy living in a peaceful setting. This well-cared for home is move-in ready, and part of a welcoming 55+ neighbourhood, waiting for you to make it your home!

Built in 1989

## Essential Information

MLS® #

A2269204



|                |               |
|----------------|---------------|
| Price          | \$399,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 956           |
| Acres          | 0.00          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Sandarac Circle Nw |
| Subdivision | Sandstone Valley      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 3V6               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Clubhouse, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Attached                                   |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Basement          | None                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Private Entrance   |
| Lot Description   | Close to Clubhouse |
| Roof              | Asphalt Shingle    |
| Construction      | Mixed, Stucco      |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-CG               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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