

\$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

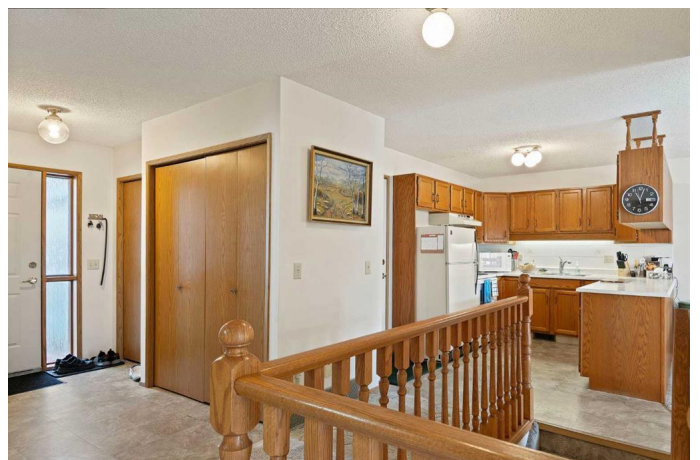
Welcome to Horizon Village Sandstone; an active 55+ community designed for community and cozy living. This charming 2-bedroom, 1-bath townhouse offers 956 sq. ft AG of bright, single-level living with an inviting layout that's perfect for downsizing without compromise. The spacious living and dining 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
Zoning M-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.