

\$425,000 - 9 Sandarac Way Nw, Calgary

MLS® #A2251268

\$425,000

3 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.05 Acres

Sandstone Valley, Calgary, Alberta

Welcome to this bright and inviting 3-bedroom, 3-bathroom corner-unit townhome in the desirable community of Sandstone Valley. Recent updates include new LVP flooring upstairs, a brand-new furnace, as well as a new roof and exterior siding—offering style, comfort, and long-term peace of mind. The open-concept main floor is ideal for everyday living and entertaining. A spacious living room features a cozy fireplace and a beautiful bay window that fills the space with natural light. The oversized dining area flows effortlessly into the large kitchen, complete with its own bay window and plenty of room to gather. A convenient half bath completes this level. Step right off the kitchen to your private deck—perfect for enjoying morning coffee or relaxing in the afternoon sun. Upstairs, you’ll find three generous bedrooms and two full bathrooms, including a bright primary suite with its own ensuite. The lower level offers laundry, utility space, and direct access to the double attached garage. Additional highlights include central A/C, bright airy interiors, and thoughtful updates throughout. Perfectly located, this home is just steps from shops and everyday conveniences, near Sandstone Valley’s off-leash dog park, and offers quick access to major roads for an easy commute to downtown or the airport. This is a move-in-ready home you’ll love coming back to!

Built in 1999



Essential Information

MLS® #	A2251268
Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	9 Sandarac Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5B4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Partial, Partially Finished, Unfinished

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Corner Lot
Roof Asphalt Shingle
Construction Stucco, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025
Days on Market 12
Zoning M-CG d39

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.