30 Sandarac Circle NW

Calgary | Active | MLS® A2355739

$439,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1989**	**1,373 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Capital Realty

A closer look

*** OPEN HOUSE SATURDAY, NOVEMBER 21 from 1:00-3:00PM! *** WOW! Rarely do these end-unit bungalow villas become available in the highly sought-after 55+ community of “Horizon Sandstone Valley”. Offering 1,373 sq. ft. of updated and upgraded single-level living space -- with 2 bedrooms and 2 full bathrooms -- plus an additional 1,308 sq. ft. of unfinished basement space for future development -- this property offers a one-of-a-kind opportunity. The bright kitchen features refinished white cabinetry with updated hardware, laminate countertops, newer appliances, and a sunny breakfast nook overlooking the private south-facing backyard. The spacious living and dining rooms are perfect for entertaining and enjoy the same peaceful backyard views. The large primary bedroom offers dual closets and a private ensuite with a walk-in shower, while the renovated main bathroom features a newer glass-enclosed walk-in shower and updated fixtures. A built-in Murphy bed adds versatility to the second bedroom, making it ideal for guests or a home office/den. Additional updates include central air conditioning (approx. 3 years old), PEX plumbing, furnace (2012), hot water tank (2019), some newer vinyl windows, updated lighting, laminate flooring, immaculate carpeting, and a fully operational chair lift (approx. 3 years old) which provides easy access to the basement. The main floor laundry/mudroom leads to the insulated, drywalled double attached garage with a workbench. Outside, enjoy a private, south-facing backyard with mature trees, a retaining wall, and a newer composite deck with a gas BBQ hookup. Brand-new roof shingles, eavestroughs, and downspouts were just completed in May 2026, adding even more peace of mind. Located in one of northwest Calgary's most desirable adult-living communities, where condo fees are reasonable and offer a wealth of amenities in "The Hacienda" central clubhouse (elevator accessible building with two kitchens, piano, full size pool table, shuffleboard, lending library, indoor mailboxes, weekly chair yoga classes, regular social events: coffee parties, potluck dinners, etc., and a low cost rentable event space for larger private functions). Condo fees also include water/sewer utilities. Near to absolutely all amenities! Don't miss out-call today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355739
Bedrooms	2
Bathrooms	2
Year Built	1989
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,373 sq. ft.
Main Level Finished Area:	1,373 sq. ft.
Below Grade Finished Area:	1,308 sq. ft.
Condo Fee:	$754.40
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North, South, West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	1989 (Age: 37)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8911382
Heating:	Central, Forced Air
Basement:	Full, Unfinished, Walk Up
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air, Full
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Secured, See Remarks, Side By Side, Stall
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit, Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Horizon Village Sandstone
Community:	Sandstone Valley
Amenities:	Clubhouse, Elevator(s), Other, Parking, Party Room, Recreation Room, Snow Removal, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Water Softener "As-Is" (Never Used), Central Vacuum System "As-Is" (Never Used), Murphy Bed in Spare Bedroom, Fully Operable Chair Lift to Basement
Restrictions:	Age Restriction - 55+, Board Approval, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes

Main Floor	Bedroom · 11'11" × 9'6" ·
Main Floor	Breakfast Nook · 9'10" × 7'7" ·
Main Floor	Dining Room · 13'10" × 9'6" ·
Main Floor	Kitchen · 12'7" × 12' ·
Main Floor	Laundry · 9'3" × 6'4" ·
Main Floor	Living Room · 16'7" × 13'5" ·
Main Floor	Bedroom - Primary · 14'8" × 11'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Built-in Features, Laminate Counters, See Remarks, Separate Entrance, Storage
Exterior Features:	BBQ gas line, Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Private, Rectangular Lot, Secluded, See Remarks, Treed
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG d44
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/30-sandarac-circle-nw-calgary-a2355739/

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