92 388 Sandarac Drive NW

Calgary | Active | MLS® A2328806

$380,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1992**	**1,497.26 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome home to Sandstone Valley! Tucked away in a quiet, well-maintained townhouse complex, this spacious home offers a functional layout, thoughtful updates, and an unbeatable location.
The main floor features a bright kitchen with a cozy eating area, a separate dining room, and a large living room with a gas fireplace-perfect for relaxing or entertaining. A convenient 2-piece bathroom completes the main level.
Upstairs, you'll find a generous primary bedroom with its own private balcony, two (one walk-in) closets, and a full ensuite. Two additional spacious bedrooms and a renovated full bathroom provide plenty of room for the whole family.
The fully finished basement adds even more living space with a large recreation room, a flexible area that's perfect for a home office, gym, or playroom, plus a 3-piece bathroom.
This home has been well cared for and features several valuable updates, including renovated bathrooms, newer windows, a newer furnace and hot water tank, new washer and dryer, as well as a newer electric stove and dishwasher.
Located just off 14 Street NW and Country Hills Boulevard, you'll love being within walking distance of both public and Catholic elementary schools, with a bus stop right outside the complex for added convenience. Whether you're a first-time buyer, a growing family, or looking for more space in a fantastic Northwest Calgary location, this home is one you won't want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2328806
Bedrooms	3
Bathrooms	4
Year Built	1992
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,497.26 sq. ft.
Main Level Finished Area:	664.56 sq. ft.
Upper Level Finished Area:	832.7 sq. ft.
Below Grade Finished Area:	620.37 sq. ft.
Condo Fee:	$550.49
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Lot Area:	2,002 sq. ft.
Lot Frontage:	23'4"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1992 (Age: 34)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9212224
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sandpoint Park
Community:	Sandstone Valley
Amenities:	Party Room, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 15'11" × 11'10" ·
Main Floor	Dining Room · 10'4" × 9'11" ·

Main Floor	Kitchen · 10'1" × 9'11" ·
2nd Floor	Bedroom - Primary · 18' × 16'1" ·
2nd Floor	Bedroom · 12'9" × 10'4" ·
2nd Floor	Bedroom · 14'10" × 11'6" ·
Basement	Game Room · 13'10" × 12'2" ·
Basement	Bonus Room · 17'1" × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Level, No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG d44
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/92-388-sandarac-drive-nw-calgary-a2328806/

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