

# \$624,900 - 224 Sandstone Place Nw, Calgary

MLS® #A2232679

**\$624,900**

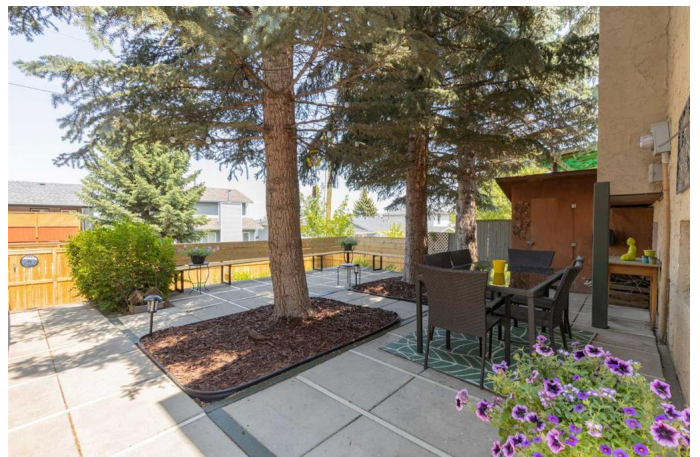
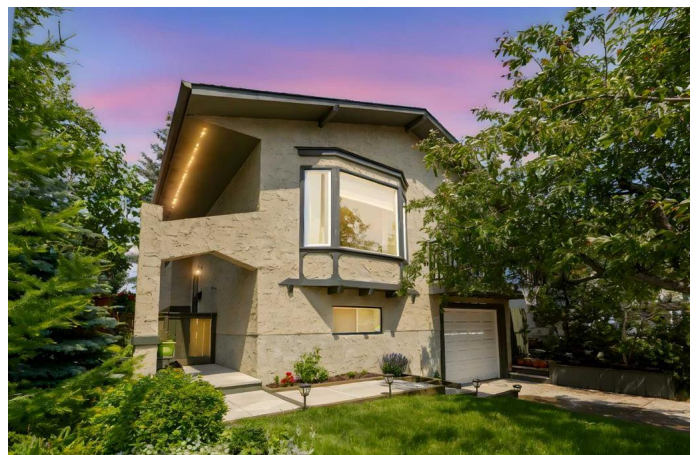
4 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

Discover this four-bedroom gem tucked away on a quiet cul-de-sac, offering curb appeal, privacy, and incredible flexibility for families or investors alike. The home has been well cared for and features a beautifully landscaped backyard with mature trees and lush greenery—perfect for relaxing or entertaining. Step inside to a bright and inviting main level with engineered wide-plank hardwood flooring throughout the spacious living room, complete with a charming bay window. The formal dining room opens onto a sunny south-facing balcony, while the kitchen showcases timeless raised-panel maple cabinetry, stainless steel appliances, and a cozy breakfast nook. The primary bedroom offers cheater access to the main bathroom with a tiled tub surround, and the additional bedrooms are finished with comfortable Berber carpet. The fully developed lower level includes a self-contained (illegal) suite with its own private kitchen, full bathroom with laundry, and family room. With a separate set of appliances, this space is ideal for extended family, guests, or potential rental income—an excellent option for offsetting your mortgage. Located close to public transit and everyday amenities, this home offers both convenience and versatility. Whether you're looking for a move-in ready family home or an investment opportunity, this property checks all the boxes!

Built in 1983



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232679    |
| Price          | \$624,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,138       |
| Acres          | 0.09        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 224 Sandstone Place Nw |
| Subdivision | Sandstone Valley       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 2X6                |

## Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                         |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached |
| # of Garages   | 1                                                                                                         |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Recessed Lighting, Storage                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, Lawn, Private, Street Lighting |
| Roof            | Asphalt Shingle                                                                                                  |
| Construction    | Stucco, Wood Frame, Wood Siding                                                                                  |
| Foundation      | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 90              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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