

29 SANDPIPER Link, Calgary T3K 4L7

MLS®#: **A2159044** Area: **Sandstone Valley** Listing Date: **08/19/24** List Price: **\$464,900**
 Status: **Active** County: **Calgary** Change: **-\$28k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **16,608 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,173**
 Low Sqft:
 Ttl Sqft: **1,173**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Playground,Private Entrance**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Quartz Counters,Vinyl Windows**
 Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 10`7"	Dining Room	Main	8`7" x 7`2"
Kitchen	Main	10`0" x 8`1"	Bedroom - Primary	Second	11`6" x 10`11"
Bedroom	Second	10`0" x 9`2"	Bedroom	Second	10`1" x 9`8"
Foyer	Main	7`3" x 5`0"	Game Room	Lower	18`11" x 16`7"
Laundry	Lower	11`7" x 10`5"	2pc Bathroom	Main	5`0" x 4`11"
4pc Bathroom	Second	10`11" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$377

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **9412127**

Remarks

Pub Rmks: **New renovation for the beautiful 3 bedrooms, 1 1/2 bath. TOWNHOUSE CONDO with a fully finished basement close to a list of many amenities. New style kitchen and countertop, New stove, Fridge and dishwasher, new paint for all 3-floor levels, and a fresh style door leading to the deck. The property comes with a large master bedroom with a mirrored closet and access to a 4 piece main bath with new flooring. The family developed an in basement with an oak railing and neutral tone shown on the new baseboards, window and door casings. All the window coverings are new, as well as some of the lights. Clean townhouse in IMMACULATE CONDITION which is also conveniently located close to a park and buses.**

Inclusions:
Property Listed By: **Non
Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123