

260 Sandstone Place NW
Calgary, Alberta

MLS # A2166700



\$589,900

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Separate Entrance, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: N/A

Excellent Location! Don't miss this Bright bi-level on a quiet cul-de-sac with ILLEGAL SUITE IN basement(The main floor tenant pay \$2250 plus utilites+basement tenant pay \$1280 plus utilites). NEW FURNANCE(2024),NEWER ROOF(2022) with upgraded two kitchen,flooring. Featuring two skylights in the living room with a stone faced wood burning fireplace and a large bay window. kitchen with beechwood cabinets. Balcony off the dining room. Three bedrooms with master bedroom having a cheater door to bathroom. Fully finished basement with family room, A FULL KITCHEN, LARGE BEDROOM, gas fireplace, a 3-piece bathroom and a large laundry room. Elegant maintenance free SOUTH FACING backyard with cedar deck. Nearby playground and only 2 blocks away from a major bus terminal(Route 3,64,89,118) …. LIVE UP AND RENT DOWN, CALL TODAY FOR SHOWING!