

# \$484,900 - 320 Sandringham Road Nw, Calgary

MLS® #A2222869

**\$484,900**

2 Bedroom, 4.00 Bathroom, 1,473 sqft

Residential on 0.08 Acres

Sandstone Valley, Calgary, Alberta

Superbly located townhome in desirable Sandstone Valley. Quiet location with good access to Nose Hill Park, major thoroughfares and a 10 minute walk to 2 elementary schools. There are city walkways right around the corner and the complex is surrounded by lots of green space. This 2 story end unit has a total of 1,473 sq ft + another 719 sq ft in the basement for a total of 2192 sq ft of development. The 3500 sq ft lot is well landscaped and makes you forget you are in a townhouse complex. Very well suited for 1st time buyers, downsizers or investors. With no condo fees and a low monthly HOA of \$125/mth for landscaping and snow removal, this 2-bedroom, 2 full bath [both ensuites] 2 half bath home has been well maintained and is ready for its new owner. Featuring newer appliances, vinyl flooring, hot water tank, developed basement with potential for a 3rd bedroom, living room with 17 foot ceilings, gas fireplace, single attached garage, large driveway with parking for an additional 2 cars and a generous sized private deck overlooking greenspace. Quick possession possible if assuming the amazing tenants, who would love to stay.

Built in 1991

## Essential Information

MLS® # A2222869

Price \$484,900



Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,473
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	320 Sandringham Road Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3k 3z1

### Amenities

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	15
Zoning	M-CG
HOA Fees	125
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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