

320 Sandringham Road NW
Calgary, Alberta

MLS # A2222869



\$484,900

Division:	Sandstone Valley		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: N/A

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.