

**320 Sandringham Road NW**  
**Calgary, Alberta**

**MLS # A2222869**



**\$484,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.