

# \$489,900 - 745 Sandringham Place Nw, Calgary

MLS® #A2229657

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.09 Acres

Sandstone Valley, Calgary, Alberta

Welcome to this 2-storey DUPLEX home with a single attached garage at the end of a quiet cul de sac with a large pie lot backyard in Sandstone Valley near Nose Hill Park, schools, Sandstone tennis/pickleball courts, Sandstone outdoor rink, multiple off leash dog parks, easy access to 14th Street/Country Hills Blvd/ Beddington Trail, shopping, restaurants, parks and playgrounds. The freshly painted main level is flooded with natural sunlight through the large windows that light up the room to showcase the open to above living room with a gas fireplace feature and 16'3" vaulted ceilings. Adjacent is access to the sunny WEST FACING rear deck/backyard, the dining room (flex room), half bathroom, attached garage and kitchen with an updated stove and fridge (2022). As a bonus - all windows in the home have also been updated to triple pane windows (except patio sliding door & front flex room window). The upper level greets you with two bedrooms that both have their own 4-piece ensuite bathrooms including a spacious walk-in closet in the primary bedroom and the primary ensuite bathroom was updated by Bathfitter in 2021. The basement hosts the laundry, has been partially drywalled and is currently being used as storage but could easily be converted into additional living space. The upgrades to the exterior and mechanical in this home are excellent with an upgraded high efficiency furnace (2021), new main water line (2021), new roof (2025), new siding and eaves (2025).



This is NOT a condo style property but it does have a HomeOwners Association (HOA) that includes lawn care and snow removal, so you never have to worry about handling those chores again! It's refreshing to see a move-in ready duplex home at this price point and don't lift a finger because the expensive upgrades are already done! This well maintained home must be viewed to fully appreciate its true pride of homeownership condition!

Built in 1991

### **Essential Information**

MLS® #	A2229657
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	745 Sandringham Place 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	No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	7
Zoning	M-CG d30
HOA Fees	125
HOA Fees Freq.	MON

### Listing Details

Listing Office	Grassroots Realty Group
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