

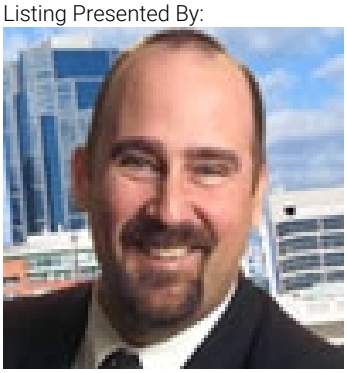
309 Sandringham Road Calgary Alberta

$518,815

309 Sandringham Road NW | Experience refined living with less upkeep steps from Nose Hill Park & nearby walking paths. This desirable two-storey offers an inviting balance of generous living spaces, privacy & everyday convenience. An open-to-above living area creates a bright, airy introduction, complemented by a spacious kitchen with abundant counter space & a seamless connection to the dining room. Beyond the patio doors, a balcony overlooking a green area offers a peaceful spot for morning coffee or a quiet evening with views of Nose Hill Park. A flexible main-floor den offers a comfortable workspace for those balancing professional demands with time at home. Two bedrooms, each with its own bathroom, provide privacy for residents and overnight guests. The fully developed walkout lower level adds another inviting space to entertain or unwind, featuring a family room with a cozy corner fireplace, a four-piece bathroom & direct access to the backyard & walking paths & green space. Upgrades completed in 2024 and 2025 include triple-pane windows, patio doors, a high-efficiency furnace and a hot water tank. An HOA of $125 a month covers lawn care & snow removal. Enjoy lower-maintenance living without compromising space or comfort--all within easy reach of Nose Hill Park's natural surroundings. No Condo Fees! (id:6769)

Primary Bedroom 18.83 Ft x 13.42 Ft
Bedroom 20.58 Ft x 12.75 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
4pc Bathroom 9.50 Ft x 5.00 Ft
Family room 24.08 Ft x 23.50 Ft
Other 8.67 Ft x 8.42 Ft
Laundry room 13.75 Ft x 5.92 Ft
4pc Bathroom 8.25 Ft x 5.00 Ft
Furnace 11.58 Ft x 4.33 Ft
Living room 13.92 Ft x 13.42 Ft
Kitchen 10.50 Ft x 10.33 Ft
Dining room 10.67 Ft x 8.50 Ft
Office 10.33 Ft x 9.83 Ft
2pc Bathroom 5.08 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://www.dericburton.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca