

# \$479,000 - 261 Sandringham Road Nw, Calgary

MLS® #A2264769

**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.07 Acres

Sandstone Valley, Calgary, Alberta

Completely Renovated and Move In Ready!

Welcome home to this fully updated 2 bed 2.5 bath townhome – vinyl plank floors, updated lighting package, freshly painted and more!

Main floor features a fully renovated kitchen with new cabinets, new stainless appliances, stone countertops, under cabinet lighting and gorgeous finishes. The kitchen opens to the living room/dining room which features vaulted ceilings, gas fireplace, huge windows and access to the private balcony that offers views of mature trees, private yard and walking path. Main floor also has a half bath and access to the attached garage. Upstairs you will find 2 large bedrooms each with their own fully renovated ensuite bathrooms, primary bedroom has a large walk in closet. The walk out basement is bright and open, perfect for a rec room or office space. Basement also has brand new washer/dryer in the laundry room. This townhome is in the community of Sandringham in Sandstone Valley – well established community with mature trees/landscaping. This is not a condo but has an HOA that takes care of lawn mowing and snow removal. Quiet location with walking paths, playgrounds, schools and shopping close by. Across the street from Nose Hill and easy access to 14th Street and Stoney Trail/Deerfoot.

Built in 1991

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2264769      |
| Price          | \$479,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,370         |
| Acres          | 0.07          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 261 Sandringham Road Nw |
| Subdivision | Sandstone Valley        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K3Z1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)               |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                        |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony

Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level

Roof                      Asphalt Shingle

Construction          Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             October 16th, 2025

Days on Market        5

Zoning                   M-CG d30

HOA Fees               1380

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Bricks & Mortar...Everything Real Estate

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