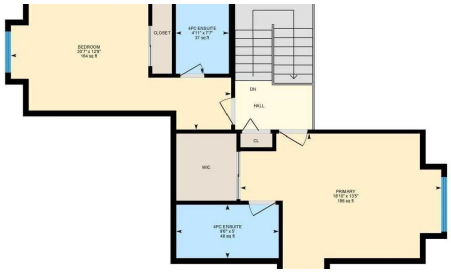
309 Sandringham Road NW

Calgary | Active | MLS® A2353352

$518,815









Bedrooms	Bathrooms	Year Built	Living area
2	**4**	**1991**	**1,444.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353352
Bedrooms	2
Bathrooms	4
Year Built	1991
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,444.4 sq. ft.
Main Level Finished Area:	761.69 sq. ft.

Upper Level Finished Area:	682.71 sq. ft.
Below Grade Finished Area:	687.67 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	4,779 sq. ft.
Lot Frontage:	36'5"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1991 (Age: 35)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	9012363
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Family Room, Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Lower Level
HOA Fee:	$125.00
City Quadrant:	Northwest
Community:	Sandstone Valley
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'11" × 13'5" ·
Main Floor	Kitchen · 10'6" × 10'4" ·
Main Floor	Dining Room · 10'8" × 8'6" ·
Main Floor	Office · 10'4" × 9'10" ·
2nd Floor	Bedroom - Primary · 18'10" × 13'5" ·
2nd Floor	Bedroom · 20'7" × 12'9" ·
Lower Level	Family Room · 24'1" × 23'6" ·
Lower Level	Hobby Room · 8'8" × 8'5" ·
Lower Level	Laundry · 13'9" × 5'11" ·

Lower Level	Furnace/Utility Room · 11'7" × 4'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/309-sandringham-road-nw-calgary-a2353352/

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