



**245 Sandringham Road NW  
Calgary, Alberta**

**MLS # A2294154**



**\$549,900**

<b>Division:</b>	Sandstone Valley		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Private, See Remarks		

<b>Heating:</b>	Forced Air, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Stand freezer in the laundry room

Move-in ready, and designed for both comfort and function, this fully updated townhome offers a rare combination of quality renovations, thoughtful layout, and an exceptional outdoor setting. The main floor has been completely elevated by a fully renovated half bathroom with high efficiency toilet, professionally renovated kitchen, featuring quartz countertops, soft-close cabinetry with a hidden interior drawer, drawer and under-cabinet lighting, and a window overlooking the front street that fills the space with natural light. The adjacent dining area opens directly onto the patio through sliding doors, creating a seamless indoor-outdoor flow. The living room is a standout, with soaring vaulted ceilings, expansive windows with a cozy built-in window seat adding both charm and functionality making this space feel open and inviting. Upstairs, the open-to-below design enhances the sense of space and light. Both bedrooms feature their own ensuite bathrooms, a rare and highly desirable layout. The secondary bedroom includes day & night honeycomb shades, a Murphy bed (optional inclusion), and a fully renovated ensuite complete with a soaker tub, high efficiency toilet, luxury vinyl plank flooring, and under-cabinet lighting. The primary bedroom offers vaulted ceilings, a ceiling fan, day & blackout night honeycomb blinds, and peaceful views of the backyard and pathway. The walk-in closet is fully customized with built-in cabinetry. The ensuite is finished with quartz countertops, under-cabinet lighting, in-floor heating, a high-efficiency toilet, and a walk-in shower with dual shower heads. The walkout basement adds meaningful, flexible living space. The family room opens directly outside through sliding doors, while an additional side area provides the perfect setup for a home office, gym, or creative workspace, complete with a large window and closet storage. This level also includes

under-stair storage, a full 4-piece bathroom with tile, and a well-designed laundry room with custom built-ins and hanging racks. Significant mechanical and exterior updates provide long-term confidence, including a high-efficiency furnace (2024), heat pump (2024), hot water tank (2024), level 4 wind and hail resistant shingles and gutters (2025), and garage door and opener (2017). Outside, the partially fenced backyard is a true highlight. Thoughtfully landscaped with patio stone seating area, established perennial gardens, and mature trees backing onto a walking path which offers a private and peaceful setting. In summer, it feels like a garden retreat. In winter, it transforms into a quiet, tree-lined escape. Additional features include a single attached garage, a tandem driveway accommodating two vehicles, and an HOA that handles shoveling in the winter and mowing in the summer which supports the overall community upkeep without the restrictions of condo living. This is a home that has been carefully upgraded, meticulously maintained, and designed to stand out.