



**416 Sandringham Place NW
Calgary, Alberta**

MLS # A2181312



\$730,000

Division:	Sandstone Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,467 sq.ft.	Age:	1991 (33 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

This is a spacious 1450 sq ft bungalow in excellent condition. New kitchen with granite countertops and stainless steel appliances. Separate living and dining rooms. Hardwood floors. Main floor family room with door to balcony. 3 bedrooms. 3 full bathrooms. 2 gas fireplaces. Fully developed walkout basement with a large 2 bedroom illegal suite. The walkout leads to a private deck. Double front drive garage. Please note next to the house there is a walkthrough to the sound wall that allows direct access to 14 St bus route and shopping centre.