

\$600,000 - 74 Sandringham Way Nw, Calgary

MLS® #A2251389

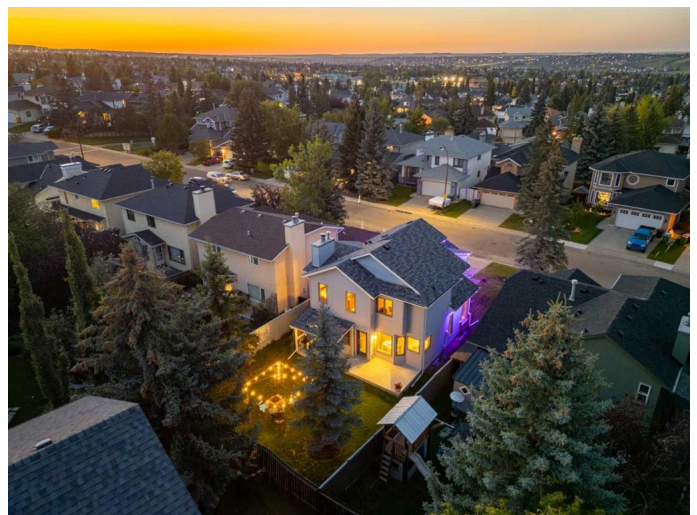
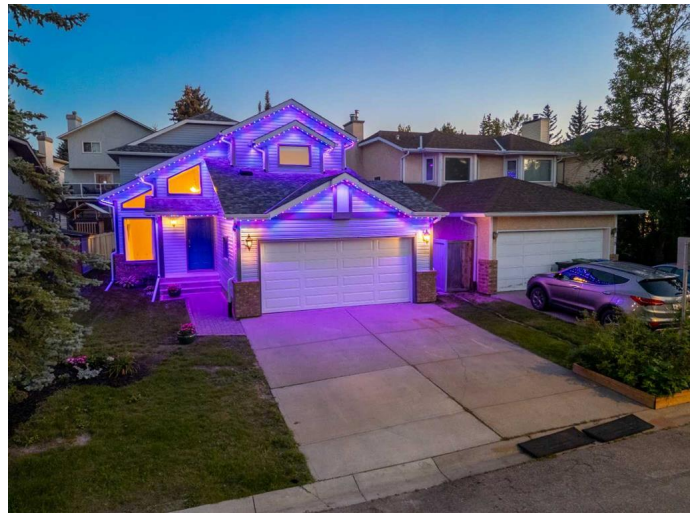
\$600,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.11 Acres

Sandstone Valley, Calgary, Alberta

THIS COULD BE THE ONE! Discover this beautifully cared for home in a quiet pocket of Sandstone Valley, where timeless design meets thoughtful updates. With almost 1800 square feet of total living space, this home is perfectly situated in the sought-after Sandringham area. This property combines comfort, convenience, and charm in a family friendly setting. Step inside and you'll immediately appreciate the bright, open feel. The main floor balances functionality with style, featuring separate living and formal dining spaces for hosting, alongside a cozy family room with a classic wood-burning fireplace. Large windows and vaulted ceilings bring in an abundance of natural light, while the convenient main floor laundry and half bath add everyday practicality. The upper level is designed with families in mind. The spacious primary retreat offers a private 4-piece ensuite complete with a jetted tub, while two generously sized bedrooms and another full bathroom give everyone plenty of space. Enjoy Calgary's sunshine from the south facing backyard, complete with a deck (partially covered for year-round use), fire pit, perfect for summer barbecues or peaceful evenings with the family. This home has seen extensive updates over the years: Poly-B plumbing replacement, NEW shingles and siding (July 2025), some new windows, new garage door, hot water tank, modern flooring and lighting, vinyl plank in the kitchen, exterior glow lighting, and more, giving you peace of



mind for years to come. The location is unbeatable, steps to playgrounds, pathways, and Nose Hill Park, plus both public and Catholic elementary schools within easy walking distance. Parks, pathways, shopping, and transit are just minutes away, making this a wonderful option for families, downsizers, or anyone looking to call Sandstone Valley home. VIRTUAL TOUR AVAILABLE!

Built in 1990

Essential Information

MLS® #	A2251389
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Sandringham Way Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3V6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

of Garages 2

Interior

Interior Features Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Family Room, Wood Burning

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed, Standard Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.