

# \$650,000 - 163 Sandringham Close Nw, Calgary

MLS® #A2221753

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.13 Acres

Sandstone Valley, Calgary, Alberta

\*\*\*OPEN House Saturday July 12th from 12-3pm\*\*\*NEW Price on this spacious home on a Private Corner Lot â€œ Over 2,200 Sq.Ft. of Living Space! Welcome to this beautifully finished Bi-Level situated on a large, fenced lot with an oversized double attached garage. Offering 4 bedrooms + Den, 2.5 bathrooms and air conditioning for your summer comfort. The main level showcases on-site finished hardwood floors, a bright white kitchen with stainless steel appliances, and a spacious living/dining area, ideal for entertaining family and friends. The primary bedroom includes dual closets and a 2-piece ensuite with cheater access to the hallway. Two additional bedrooms and a renovated full bathroom complete the upper level.

Downstairs, you'll find a generous fourth bedroom, a den, a massive family/recreation room with a cozy gas fireplace, a large laundry room with extra storage, and a 3-piece bathroom.

Step outside to a fully fenced yard with mature trees, a separate fenced dog run, a large back deck with ample storage underneath, and a great space for kids or pets to play.

Bonus features include: Custom window blinds, Tankless hot water system, Water softener, Water purifier, Air Conditioning and Underground sprinkler system (with timer & rain delay).

Prime location! Just steps from schools, parks, walking paths, shopping, gas stations, and Nose Hill Park. Enjoy quick access to 14th



Street, Beddington Blvd, and Country Hills  
Blvd. Move-in ready with quick possession  
available – come see it for yourself!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221753    |
| Price          | \$650,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,157       |
| Acres          | 0.13        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 163 Sandringham Close Nw |
| Subdivision | Sandstone Valley         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 3W9                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Tankless Hot Water                    |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, |

|                 |   |
|-----------------|---|
|                 | Window Coverings, Garburator, Tankless Water Heater, Water Purifier |
| Heating         | Forced Air, Natural Gas, Fireplace(s)                               |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Basement   |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Dog Run, Storage  |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Dog Run Fenced In, Gentle Sloping, Many Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 53             |
| Zoning         | R-C1           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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