

# \$429,900 - 323 Sandford Place Nw, Langdon

MLS® #A2254685

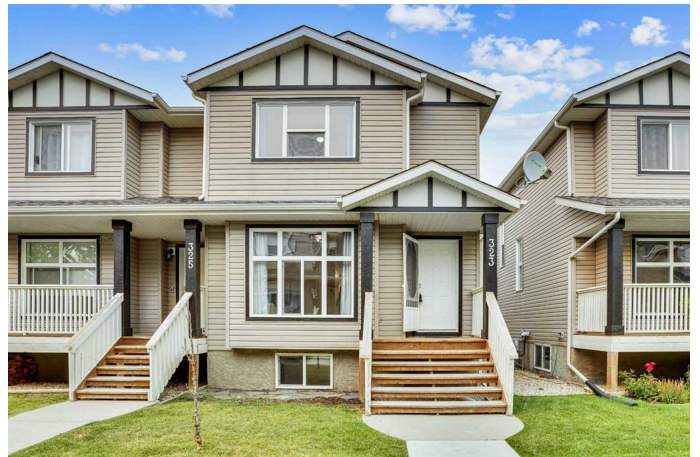
**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom semi-detached home in Langdon. Offering over 1900 SF of livable space, this fully finished home features newer flooring, an upgraded kitchen, and fresh paint throughout. Step inside to discover a bright and open main floor with large windows that fill the living and dining areas with natural light. The spacious kitchen offers ample cabinetry and granite countertops, making it a perfect space for preparing meals and gathering with family. The adjacent dining area easily accommodates family dinners, while the cozy living room provides a comfortable space to unwind, complete with a corner gas fireplace. Upstairs, you will find three well-sized bedrooms, including a primary bedroom with a spacious walk-in closet. The fully finished basement offers additional living space with a large rec room, perfect for a kid's play area or movie night, a fourth bedroom, a full renovated bathroom, and extra storage! Enjoy summer evenings in the private landscaped backyard, with fresh sod just laid! This space offers room for kids to play or for grilling outside on those perfect summer nights. The double detached garage makes this place the total package. Located in the peaceful and family-friendly town of Langdon, you will enjoy small-town living with easy access to local schools, parks, walking paths, and all amenities while being just a short drive to Calgary. This move-in-ready home offers the space and lifestyle you have been looking for.



Book your private showing today and experience all that this wonderful property in Langdon has to offer.

Built in 2010

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254685               |
| Price          | \$429,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,346                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 323 Sandford Place Nw |
| Subdivision | NONE                  |
| City        | Langdon               |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0J 1X2               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,                            |

|                 |                  |
|-----------------|------------------|
|                 | Washer           |
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Level, Rectangular Lot          |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 4                   |
| Zoning         | DC75                |

## Listing Details

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

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.