

# \$534,900 - 1235 Sandpiper Road Nw, Calgary

MLS® #A2270158

**\$534,900**

5 Bedroom, 2.00 Bathroom, 1,122 sqft  
Residential on 0.08 Acres

Sandstone Valley, Calgary, Alberta

Welcome Home to this beautifully updated 4-level split in the highly sought-after SANDSTONE VALLEY NW! Offering over 1,100 SQ FT ABOVE GRADE + a FULLY FINISHED BASEMENT, this home combines modern comfort, functionality, and incredible value.

? RECENT UPGRADES

NEW High-Efficiency Furnace (2025)

NEW Hot Water Tank (Oct 2024)

NEW Flooring Throughout (2025)

Modern Recessed Lighting (2025)

Fresh Window Coverings (2025)

Everything has been done â€” move in and enjoy with peace of mind!

?? FUNCTIONAL & SPACIOUS LAYOUT

Bright, open main floor with a large living room (20'6" Ã— 13'9")

Two spacious decks â€” Side Deck (33'8") & Rear Deck (20'1") â€” perfect for BBQs and entertaining

Upper level with 3 comfortable bedrooms and a full bath



Lower level features a recreation room, extra bedroom, and full bath — great for guests or a home office

Brand new basement with a massive bedroom (18'2" — 15'4") and full-size egress window — ideal for a future LEGAL SUITE conversion (subject to city approval)

## ?? PRIME LOCATION

Minutes from schools, playgrounds, Nose Hill Park, golf, shopping, and the Sandstone Bus Terminal — making commuting easy and convenient.

## ?? WHY YOU'LL LOVE IT

- ? Move-in ready with all major mechanicals upgraded
- ? Flexible layout for families or investors
- ? Future rental potential with separate-living possibilities

This home offers the perfect balance of comfort, upgrades, and opportunity — all in a quiet, family-friendly community.

?? Don't wait — schedule your showing today and make it yours before it's gone!

Built in 1986

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270158  |
| Price          | \$534,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,122     |
| Acres          | 0.08      |

|            |               |
|------------|---------------|
| Year Built | 1986          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1235 Sandpiper Road Nw |
| Subdivision | Sandstone Valley       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 3E1                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Humidifier, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                               |
| Heating           | High Efficiency, Humidity Control                                                                                                        |
| Cooling           | Other                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | None                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full                                                                                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Storage                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-C2                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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