

\$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)

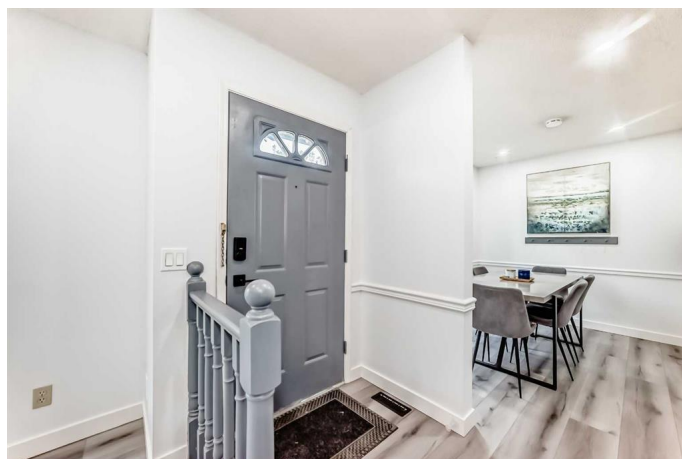
Everything has been done â€” move in and enjoy with peace of mind!

?? 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	1
Zoning	R-C2

Listing Details

Listing Office	CIR 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.