

# \$539,900 - 1235 Sandpiper Road Nw, Calgary

MLS® #A2258427

**\$539,900**

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

Sandstone Valley, Calgary, Alberta

Welcome to your beautifully UPGRADED HOME in desirable SANDSTONE VALLEY NW! This spacious 4-LEVEL SPLIT offers over 1,100 SQ FT ABOVE GRADE plus a FULLY FINISHED BASEMENT, thoughtfully updated for comfort, style, and long-term peace of mind.

## RECENT UPGRADES:

- â€¢ New HIGH-EFFICIENCY FURNACE (2025)
- â€¢ New HOT WATER TANK (OCT 2024)
- â€¢ Whole-home FLOORING (2025)
- â€¢ Modern RECESSED LIGHTING (2025)
- â€¢ Fresh WINDOW COVERINGS (2025)

## LAYOUT & FEATURES:

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

Expansive SIDE DECK (33'8") and REAR DECK (20'1") for outdoor living and entertaining

Upper level with 3 BEDROOMS, and a FULL BATH

Lower level with a RECREATION ROOM, BEDROOM, and FULL BATHâ€”perfect for GUESTS or OFFICE

Basement just completed with a MASSIVE NEW BEDROOM (18'2" Ã— 15'4") featuring a FULL-SIZE EGRESS WINDOWâ€”excellent potential to be converted into a LEGAL SUITE (subject to city approval)



## LOCATION & COMMUNITY:

Close to SCHOOLS, PLAYGROUNDS,  
PARKS, SHOPPING, NOSE HILL PARK,  
GOLF, and the SANDSTONE BUS TERMINAL  
for easy commuting.

## WHY YOU'LL LOVE IT:

MOVE-IN READY with all major  
MECHANICALS UPGRADED, plenty of space,  
and great FUTURE RENTAL POTENTIAL.

Don't wait! Book your showing today!

Built in 1986

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258427      |
| Price          | \$539,900     |
| 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 | Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                              |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas                                      |
| Cooling           | Other                                                                                                         |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 32                   |
| Zoning         | R-C2                 |

## Listing Details

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

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