

# \$599,000 - 122 Sandstone Drive Nw, Calgary

MLS® #A2236821

**\$599,000**

4 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.08 Acres

Sandstone Valley, Calgary, Alberta

Fully Renovated Family Home with Illegal Basement Suite (already rented) – Prime Location!

Welcome to this beautifully updated family home offering a total of 1,687 sq. ft. of living space, ideal for both comfort and investment potential. Step inside to find a bright and spacious open-concept living area, flooded with natural light from brand-new oversized windows. Recent renovations throughout the home include new windows, flooring, two modern kitchens, updated bathrooms, electrical and plumbing systems, fresh paint, new trims and a new garage door. New Roof and New Siding

This property also features a 2-bedroom illegal basement suite with a separate entrance – perfect for extra income or as a private space for guests. Whether you're an investor or a homeowner looking for additional living space, this suite offers endless possibilities.

Located in a highly desirable neighborhood, you'll have convenient access to shopping at Beddington Town Centre (including London Drugs, Co-Op, banks, and more) and Deerfoot City, Calgary's newest retail and entertainment hub, all just minutes away. With Centre Street nearby and easy access to express transit to downtown, commuting has never been easier. For outdoor enthusiasts, Nosehill Park, one of Canada's largest urban parks, is just a short distance away, offering miles of walking trails and green space to explore.



Additionally, the home is directly across from a large, well-maintained park, making it an ideal location for families.

Key Features:

- Illegal basement suite with separate entrance
- 2 new kitchens & brand-new appliances
- Bright, open living space with large windows
- Fully renovated: plumbing, electrical, flooring, trim, and more
- Prime location with easy access to shopping, transit, parks, and schools
- This home is a rare find—move-in ready, generating rental income already. Don’t miss out on the opportunity to make it yours!

Built in 1985

Essential Information

MLS® #	A2236821
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.08
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	122 Sandstone Drive Nw
Subdivision	Sandstone Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3A6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Chandelier
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Suite, Walk-Out, See Remarks

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	R-C2

## Listing Details

Listing Office	TREC The Real Estate Company
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