

# \$609,900 - 215 Sunvale Crescent Se, Calgary

MLS® #A2213726

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,251 sqft  
Residential on 0.07 Acres

Sundance, Calgary, Alberta

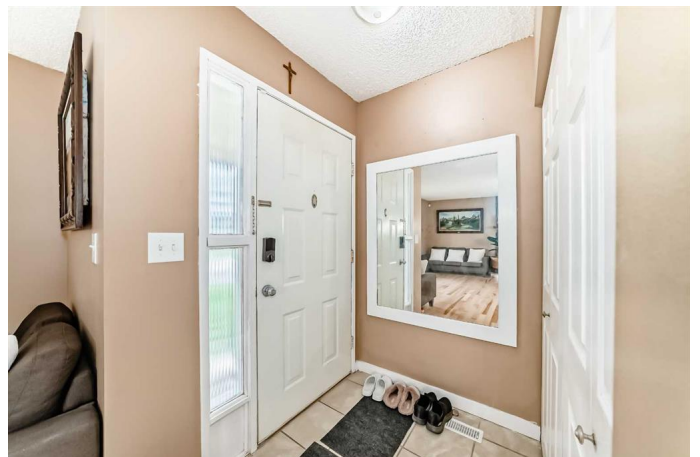
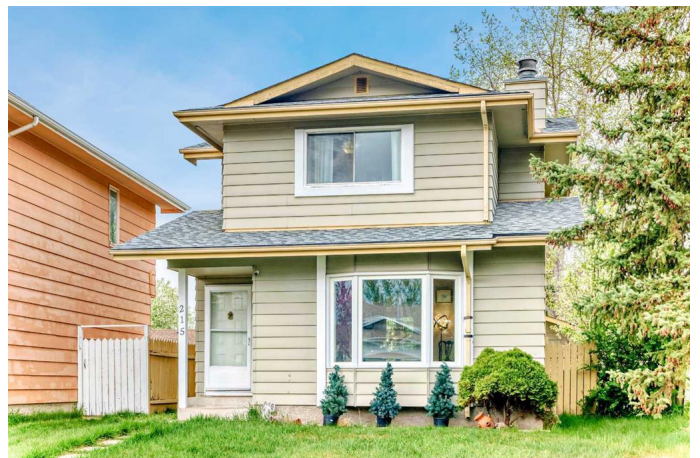
Charming Family Home Just Steps from Lake Sundance!

Welcome to 215 Sunvale Crescent SE—a beautifully maintained and thoughtfully updated home offering over 1,700 sq. ft. of total living space, featuring 3 bedrooms, 2.5 bathrooms, and an unbeatable location.

Step inside to discover brand new hardwood flooring (May 2025) that flows throughout the bright and open main floor. The inviting living area is anchored by a cozy gas fireplace, while the formal dining room offers a perfect space for hosting family dinners or entertaining guests. The spacious kitchen features abundant cabinetry and a bay window that overlook a peaceful green space, filling the room with natural light.

Upstairs, you'll find three generously sized bedrooms, while the fully developed basement provides additional versatility with a full bathroom and a den or office—ideal for remote work space, gym or extra storage!

Enjoy outdoor living in the private backyard, complete with a large deck (replaced in 2020) and access to a single-car garage for added convenience. Major updates have already been taken care of, including a new furnace and hot water tank (2022) and new shingles (2021), along with newer main floor windows (2022) for added efficiency and comfort.



Located just 500 meters from Lake Sundance and within walking distance to schools, this home is perfect for families and anyone looking to enjoy the best of suburban living.

Don't miss out" contact us today to book your private showing!

Built in 1982

### Essential Information

MLS® #	A2213726
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	215 Sunvale Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2P8

### Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.