

# **\$699,900 - 326 Sunvale Drive Se, Calgary**

MLS® #A2212314

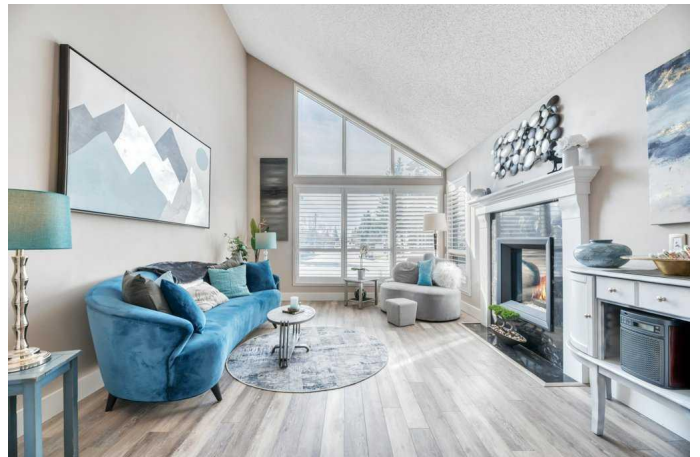
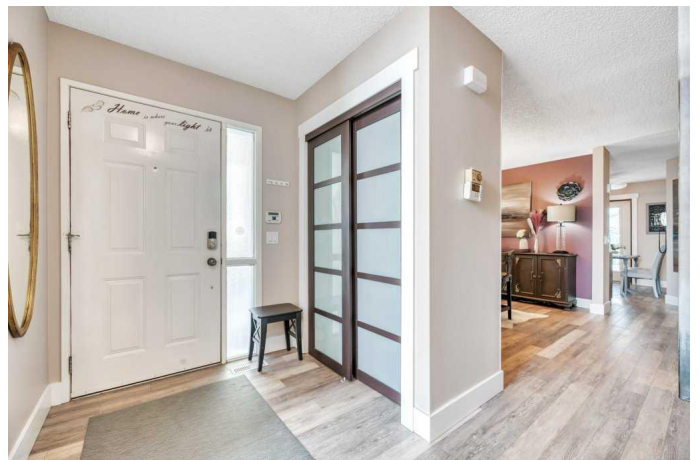
**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

Open House Saturday April 19 1-3 PM Wow! Cute as a button! Charming, tastefully upgraded 1,357 square foot bungalow with full basement development totaling almost 2,600 square feet of developed living space, all within walking distance to the lake and schools in Lake Sundance! This super affordable treasure features updated kitchen, baths with soaker tubs, granite vanities, and vessel sinks. New flooring, baseboard and casing, mechanical, lighting and more. Enjoy soaring vaulted ceilings and an oversized gas F.P. in the sunlit living room, spacious dining room, country kitchen with granite countertops and quality appliances, including a convection oven. Large primary bedroom with a full ensuite and a walk-in closet. There are three bedrooms upstairs, and with a few windows, two more could be added downstairs. Full basement development has new 40 oz carpeting, a massive games area and family room, a den, gym, flex space and a two-piece bath. High-efficiency furnace (serviced), newer water tank, A/C, private backyard with hot tub, covered lounge, composite decking, BBQ gas line, and exposed aggregate walkways. No-maintenance landscaping and more. Close to everything, excellent access to the LRT, Stoney Trail, shopping, Fish Creek Park, restaurants, churches and more. Lake Sundance offers ECS-Grade 12 in the public system, ECS-Grade 9 in the Catholic system, with the Catholic high school across McLeod Trail only minutes away.



Built in 1986

## Essential Information

MLS® #	A2212314
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	326 Sunvale Drive Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2P3

## Amenities

Amenities	Playground, Beach Access
Parking Spaces	1
Parking	Driveway, Garage Door Opener, Insulated, Oversized, Single Garage Attached, Aggregate, Enclosed
# of Garages	1

## Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Factory Built
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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