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

MLS® #A2212314

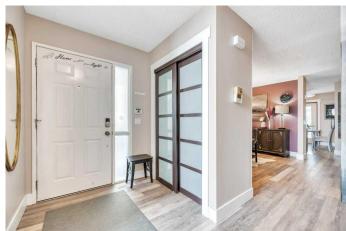
\$699,900

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.







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 13

Zoning R-CG

HOA Fees 299

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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