# \$549,900 - 172 Sunvale Crescent Se, Calgary

MLS® #A2266284

# \$549,900

3 Bedroom, 3.00 Bathroom, 1,160 sqft Residential on 0.11 Acres

Sundance, Calgary, Alberta

Welcome to this charming 4-level split nestled on a quiet street in the highly sought-after lake community of Sundance â€" where full lake privileges offer year-round recreation and family fun!

The main floor showcases a bright and inviting formal living and dining area with vaulted ceilings and a beautiful bay window that floods the space with natural light. The spacious kitchen features stainless steel appliances, a generous eating nook, and patio doors leading to the sunny backyard â€" perfect for effortless indoor-outdoor living and summer gatherings.

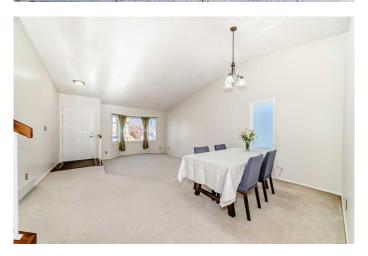
Upstairs, you'II find a well-planned layout with a large primary bedroom complete with a private 2-piece ensuite, two additional bedrooms, and a 4-piece main bath. The fully finished third level offers a comfortable family room, a 4-piece bath, and a versatile fourth bedroom or home office â€" ideal for guests, teenagers, or remote work.

Enjoy the sun-filled backyard with a two-tiered deck, garden beds ready for your organic vegetables, and an oversized double detached insulated garage â€" providing both comfort and convenience.

Just steps from beautiful Sundance Lake, you can enjoy swimming, boating, fishing, skating, and tobogganing all year long. Close to top-rated schools, shopping, parks, and







transit, this is the perfect home for families looking to embrace the active Sundance lifestyle.

#### Built in 1985

## **Essential Information**

MLS® # A2266284 Price \$549,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,160 Acres 0.11 Year Built 1985

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 172 Sunvale Crescent Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2S 2P7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings, No Smoking Home

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Garden

Lot Description Back Lane, Garden, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed October 23rd, 2025

Days on Market 5

Zoning R-CG

HOA Fees 250

HOA Fees Freq. ANN

# **Listing Details**

Listing Office C-Luxury Realty Ltd.

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