

# \$509,900 - 165 Sunvale Crescent Se, Calgary

MLS® #A2262085

**\$509,900**

3 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.07 Acres

Sundance, Calgary, Alberta

**\*\*New Price!\*\*** Welcome to your opportunity to join Sundance's unique lake lifestyle in a home that truly works for today's busy families and first-time buyers at an even better value!! This well cared for, well-maintained bi-level (3 beds + fully finished basement) delivers approx. 876 sq ft above grade and a generous lot with a private back yard, backing on to green space – perfect for kids, pets or quiet evenings outdoors. Inside, enjoy brand-new carpet in bedrooms, and in basement, bright windows with new glass, fresh detailing in the lower level and plenty of storage throughout. The fully finished basement offers a flex space or rec room that provides room to grow - perfect for the kids or quiet evenings with your favourite show, with the potential of adding a second bathroom. The modernized kitchen features new lower-cabinet fronts and dishwasher – move-in ready means you just unpack and relax. Outside, the private backyard backs on to green space, and you're nestled on a quiet street just minutes from Sundance Lake (swimming, skating, fishing year-round), playgrounds, pathways and shopping. Whether you're stepping into home-ownership, downsizing, or looking for an investor-friendly property, this detached home offers tremendous value in one of Calgary's most family-friendly lake communities. Come see it, fall in love, and make it your own.



Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262085    |
| Price          | \$509,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 876         |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 165 Sunvale Crescent Se |
| Subdivision | Sundance                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 2P8                 |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground, Recreation Facilities, Racquet Courts |
| Parking Spaces | 3                                                                                |
| Parking        | Off Street, Parking Pad                                                          |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Storage                                      |
| Appliances        | Dishwasher, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Standard                                                              |
| Cooling           | None                                                                               |
| Fireplaces        | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Full                                                                               |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding                                         |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 34                |
| Zoning         | R-CG              |
| HOA Fees       | 320               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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