

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

MLS® #A2212314

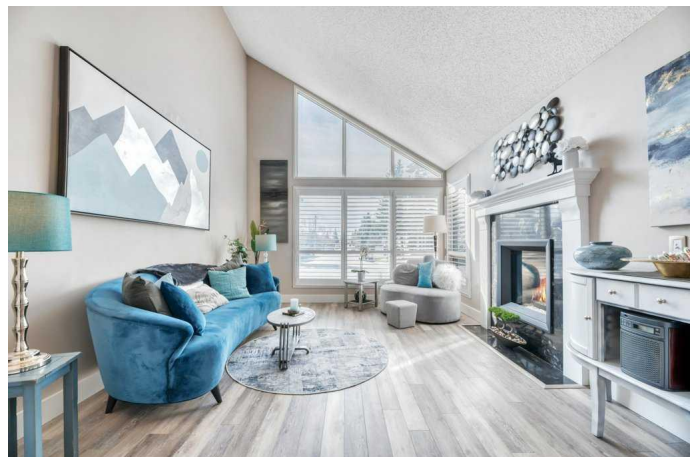
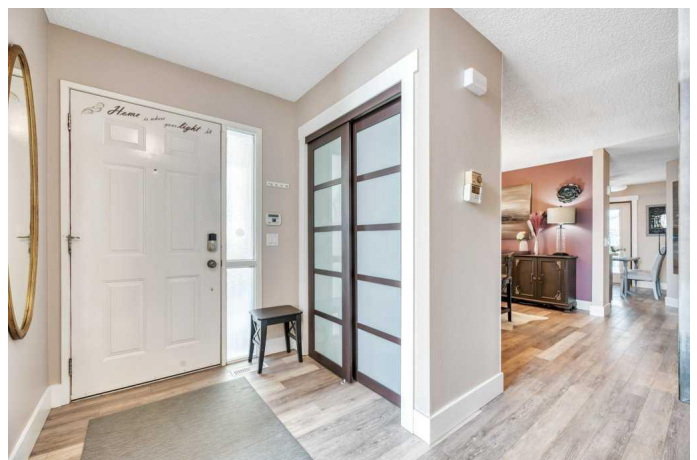
**\$699,900**

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      | Beach Access, Playground                                                                        |
| Parking Spaces | 1                                                                                               |
| Parking        | Aggregate, Driveway, Enclosed, Garage Door Opener, Insulated, Oversized, Single Garage Attached |
| # 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      | Factory Built, Gas, Living Room |
| 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 | 5                |
| Zoning         | R-CG             |
| HOA Fees       | 299              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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