

# \$549,900 - 17 Sunvale Crescent Se, Calgary

MLS® #A2263214

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.07 Acres

Sundance, Calgary, Alberta

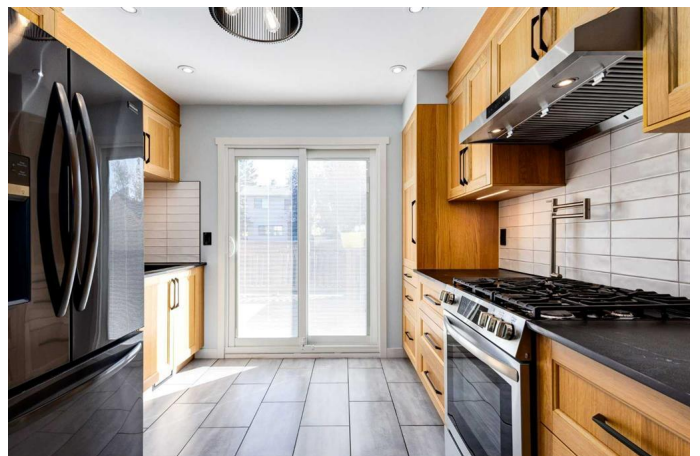
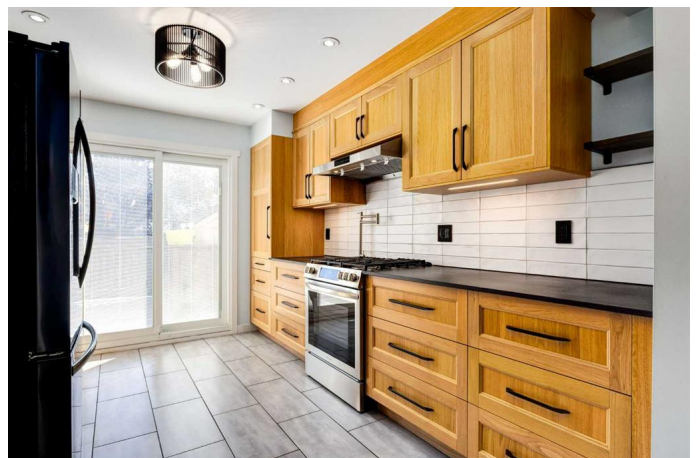
Weâ€™re extremely pleased to present our newest listing in the amazing lake community of Sundance. This renovated home will be a perfect landing spot for your family, and thereâ€™s nothing for you to do. The upgrades include a brand-new kitchen featuring Dekton counters, new appliances, redesigned floorplan with wall removal, hood fan and gorgeous flooring. The engineered hickory hardwood will impress, as will the triple pane windows and new doors that were done in 2022. The most recent completed work was in the main floor powder room, and that space has been nicely modernized. A tankless hot water heater has been installed along with a high efficient furnace. Featurng a sunny south backing yard thatâ€™s private and spacious, youâ€™ll have room for a garage or use the existing trailer gate for RV, boat or car parking. The location is a feature in itself, as you can take a quick walk to Sundance Lake for year-round activities or stroll to the schools for pick-up and drop-off. This place is impressive, and weâ€™d invite you to come see it for yourself. Thanks for taking the time to check out our listing, we hope to accommodate your showing needs!

Built in 1982

## Essential Information

MLS® #                      A2263214

Price                        \$549,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,067       |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 17 Sunvale Crescent Se |
| Subdivision | Sundance               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 2T1                |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Beach Access, Park, Playground, Racquet Courts |
| Parking   | Parking Pad                                    |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings                          |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Partially Finished                                                                              |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 10th, 2025  
Days on Market                10  
Zoning                              R-CG  
HOA Fees                         321  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    RE/MAX Landan Real Estate

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