



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 SUNHURST Place, Calgary T2X 1W6**

MLS®#: **A2149437**

Area: **Sundance**

Listing Date: **07/15/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area  
Abv Sqft: **1,040**  
Low Sqft:  
Ttl Sqft: **1,040**

DOM

**63**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,048 sqft**  
Lot Shape:

Parking  
Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Few Trees,Front Yard,Lawn,Reverse Pie Shaped Lot,Landscaped**  
Park Feat: **Alley Access,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Metal Siding ,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`10" x 10`8"
Bedroom	Main	10`11" x 7`11"
Living Room	Main	18`6" x 12`0"
Kitchen	Main	10`0" x 8`8"
Bedroom	Basement	10`0" x 12`8"
Family Room	Basement	11`1" x 17`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 5`0"
Bedroom	Main	9`6" x 10`2"
Dining Room	Main	9`2" x 11`7"
Game Room	Basement	11`11" x 17`0"
3pc Bathroom	Basement	10`3" x 6`10"
Furnace/Utility Room	Basement	10`0" x 14`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8011472**

Zoning:  
**R-C1N**

Remarks

---

Pub Rmks: **This great Keith built bungalow has been lovingly maintained and upgraded over the years. The main floor has three bedrooms, a nice bright kitchen and dining room, a living room with wood burning fireplace with log lighter, a four piece bathroom, fresh paint, new carpet and new windows. The lower level is newly carpeted and has a fourth bedroom with a proper egress window, a family room, a games room, a large three piece bathroom with shower and a laundry/storage room. There is a fantastic front deck, a huge back yard with a storage shed, fire pit, some new fencing and a gravel parking pad. There is a newer high efficiency furnace and a newer hot water tank. All this is located just 3 blocks to the lake entrance and is close to shopping, schools and transportation.**

Inclusions: **Storage Shed**  
Property Listed By: **TREC The Real Estate Company**

---

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**