



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 SUNBANK Way, Calgary T2X 2A5**

MLS® #: **A2150336**      Area: **Sundance**      Listing Date: **11/02/24**      List Price: **\$679,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1982**  
Lot Information  
 Lot Sz Ar: **3,745 sqft**  
 Lot Shape:

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

DOM

**18**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Range Hood,Washer,Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s),Laminate Counters**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room                     | Level | Dimensions    |
|-------------------|-------|---------------|--------------------------|-------|---------------|
| Living Room       | Main  | 18`4" x 14`5" | Kitchen With Eating Area | Main  | 24`3" x 10`6" |
| Bedroom - Primary | Main  | 14`1" x 9`7"  | Bedroom                  | Main  | 10`0" x 12`5" |
| Bedroom           | Main  | 8`8" x 8`11"  | 4pc Bathroom             | Main  | 5`0" x 10`0"  |
| Great Room        | Suite | 18`1" x 21`8" | Kitchenette              | Suite | 10`0" x 8`0"  |
| Bedroom           | Suite | 9`5" x 9`8"   | Bedroom                  | Suite | 9`11" x 9`2"  |

3pc Bathroom

Suite

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8211384

Zoning:

R-C2

Remarks

Pub Rmks:

**\*\*Attention Investors and savvy home owners looking for an opportunity to subsidize the mortgage\*\* Yes.. this is a LEGAL suited home that is cash-flow positive or just a nice mortgage helper while you live there yourself! Great 3 bedroom up home with own laundry and a 2 bedroom legal suite downstairs with its own laundry as well! There is hardwood flooring in the entry and living room of the main floor. The kitchen has lots of cabinets and good space to work on the neutral coloured countertops. Off the kitchen is a nice sized area for your kitchen table / dining table. The 4 pc bath has recently been redone with an insert tub and fresh tile. The primary bedroom is a good size with a large closet. Completing the top floor are two more bedrooms and a laundry area. The basement is a fully finished legal suite and has 2 more bedrooms, a full 3 pc bath, another laundry area, a family room with a wood burning fireplace and plenty of storage. The kitchen area is off of the family room and creates an inviting feeling. Both levels have new carpets and have been recently painted. Outside is an oversized double-car garage with a gas heater that is rented separately. A south facing backyard has a firepit and is ready for family enjoyment. The community of Sundance has schools, the lake, Fish Creek Park, the shops of Shawnessy, and many more more features close by for your enjoyment. Bus stops are close and the C-Train is just a short walk away. Pictures are from previous tenants. Don't let this one get away, call your favorite Realtor today.**

Inclusions:

Property Listed By:

Outdoor Shed

eXp Realty

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







