



THE
A-TEAM

**RE/MAX
FIRST**

109 SUNDOWN Close, Calgary T2X 3E1

MLS® #: **A2166309** Area: **Sundance** Listing Date: **09/19/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **4,510 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,231**
 Low Sqft:
 Ttl Sqft: **1,231**

DOM

0

Layout

Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot,Landscaped,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Laminate Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 10`7"	3pc Ensuite bath	Second	7`11" x 5`3"
Bedroom	Second	12`6" x 8`11"	Bedroom	Second	9`11" x 8`11"
4pc Bathroom	Lower	7`11" x 4`11"	Bedroom	Lower	14`2" x 8`9"
Bedroom	Lower	12`0" x 9`0"	4pc Bathroom	Lower	

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

9011156

Remarks

Pub Rmks:

We're proud to present this amazing opportunity in Sundance! This perfectly situated property features a spacious and well-maintained 2300 sqft of living space, perfect for a growing family, and ready for your personal touches. Enjoy the convenience of being within walking distance to Sundance Lake, and schools from K-12. Sundance also features the convenience of direct access to Fish Creek Park. The potential of this house is endless, making it an ideal location for you to create your perfect home. Don't miss out on this fantastic opportunity, book your showing today, we're happy to accommodate.

Inclusions:

None

Property Listed By:

RE/MAX Landan Real Estate

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











