



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SUNHAVEN Link, Calgary T2X 2M5**

MLS®#: **A2172018**      Area: **Sundance**      Listing **10/10/24**      List Price: **\$522,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **5,457 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,014**  
 Low Sqft:  
 Ttl Sqft: **2,014**

DOM

**42**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **None**

Utilities and Features

Roof: **See Remarks**  
 Heating: **See Remarks**  
 Sewer:  
 Ext Feat: **None**

Construction:  
**Unknown**  
 Flooring:  
**See Remarks**  
 Water Source:  
 Fnd/Bsmt:  
**See Remarks**

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`5" x 11`8"
Dining Room	Main	12`10" x 8`6"
Family Room	Main	14`2" x 11`8"
3pc Bathroom	Main	6`8" x 5`7"
Laundry	Main	5`5" x 5`7"
Bedroom - Primary	Second	19`0" x 12`5"
Bedroom	Second	9`2" x 10`0"

Room	Level	Dimensions
Living Room	Main	12`6" x 16`6"
Kitchen	Main	12`6" x 14`8"
Breakfast Nook	Main	10`3" x 9`4"
Foyer	Main	8`6" x 6`8"
Mud Room	Main	3`11" x 5`6"
Bedroom	Second	9`6" x 10`0"
Other	Second	4`5" x 5`5"

**3pc Ensuite bath**  
**Bedroom**  
**Kitchen**  
**4pc Bathroom**

**Second**  
**Lower**  
**Lower**  
**Lower**

**7`0" x 5`2"**  
**12`4" x 13`9"**  
**11`11" x 16`0"**  
**5`9" x 9`9"**

**4pc Bathroom**  
**Living Room**  
**Storage**  
**Cold Room/Cellar**

**Second**  
**Lower**  
**Lower**  
**Lower**

**7`6" x 5`0"**  
**13`1" x 16`0"**  
**13`9" x 28`4"**  
**4`6" x 6`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8510992**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Fantastic opportunity for a huge family home in the wonderful neighborhood of Sundance. This home features 3 bedrooms on the second floor and an additional den/bedroom on the main. The basement is fully developed with an illegal suite. Call your favorite Realtor for more details and to book your showing.**

Inclusions: **n/a**

Property Listed By: **Century 21 PowerRealty.ca**

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

