



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** Finished Floor Area
 Year Built: **1986** Abv Sqft: **2,014**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,457 sqft** Ttl Sqft: **2,014**
 Lot Shape:

DOM

18
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

