



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 SUNVALE Crescent, Calgary T2X 2S1**

MLS®#: **A2182136**

Area: **Sundance**

Listing Date: **12/05/24**

List Price: **\$574,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Lot Information

Lot Sz Ar: **4,370 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Private**  
Park Feat: **None**

Finished Floor Area

Abv Sqft: **1,190**

Low Sqft:

Ttl Sqft: **1,190**

DOM

**16**

Layout

Beds: **4 (3 1 )**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Closet Organizers,Laminate Counters,Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 11`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`1" x 11`3"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 6`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 8`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`0" x 14`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`7" x 7`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8611043**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **We're pleased to present this well-kept 4 bedroom, 3 bathroom home located in the highly desirable community of Sundance. With over 2200ft2 of total living space, this home has been meticulously maintained and updated, including a new furnace in 2023, and modern touches including interior paint, exterior paint, window coverings, laminate floors & more. The spacious layout will shock you, as these 4-level split homes seem to keep going. Located within walking distance to 5 schools (K-12) and the amazing Sundance Lake for skating, hockey, tobogganing, swimming, boating and fishing! Access to the Sunpark Business District is just down the street and it's easy to enjoy all the amenities of Shawnessy! This is the perfect home for families, and this neighbourhood offers everything you need. We'd love to accommodate your showing requests, and we're excited to find the next owner of this home!**

Inclusions: **Shed in Backyard**  
Property Listed By: **RE/MAX Landan Real Estate**

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











