



THE
A-TEAM

**RE/MAX
FIRST**

9 SUNVALE Crescent, Calgary T2X 2T1

MLS®#: **A2183479**

Area: **Sundance**

Listing Date: **12/13/24**

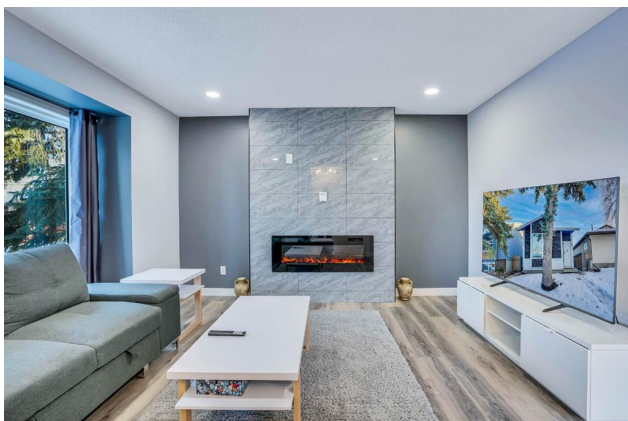
List Price: **\$639,000**

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: **3,261 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,000**
Low Sqft:
Ttl Sqft: **1,000**

DOM

39
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`7" x 10`6"
Bedroom	Main	10`6" x 7`5"
Kitchen	Main	11`0" x 8`8"
Living Room	Main	14`7" x 14`3"
Living Room	Basement	17`10" x 12`2"
Laundry	Basement	4`11" x 4`9"
Bedroom	Basement	17`10" x 8`9"

Room	Level	Dimensions
3pc Bathroom	Main	9`2" x 4`10"
Bedroom	Main	10`2" x 8`4"
Dining Room	Main	10`7" x 7`8"
Kitchen With Eating Area	Basement	12`6" x 11`3"
Furnace/Utility Room	Basement	10`7" x 4`10"
3pc Bathroom	Basement	7`10" x 6`7"
Bedroom	Basement	11`6" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8211384

Remarks

Pub Rmks: **FULLY RENOVATED BUNGALOW WITH A 2 BEDROOM ILLEGAL SUITE - Wonderful 5 bedroom home in the desirable SE lake community of Sundance - This home has a functional floor plan & large 22'x22' detached double garage. The main floor has a large sunny living room and dining area leading into the kitchen with a centre island and ample cabinet & counter space. NEWLY UPDATED KITCHEN CABINETS AND NEW GRANITE COUNTERTOPS, BACKSPLASH, APPLIANCES, NEW LIGHTING & PLUMBING, NEW FLOORING, THIS HOMES LOOKS AND SMELLS LIKE A NEW HOME!! There is a spacious master bedroom with a large closet plus two additional good-sized bedrooms and 3-piece family bathroom. An additional side entrance leads you to the fully finished 2 bedroom ILLEGAL basement (suite) the basement has recently been finished with permits not including the kitchen. PROPERTY IS CURRENTLY AN AIR BNB RENTAL GENERATING \$5,000 MONTHLY UP AND DOWN. Furniture is also available for purchase and can be negotiated SHOWS 10/10**

Inclusions:
Property Listed By: **N/A
Real Broker**

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











