# 25 Sunvale Crescent SE

Calgary | Active | MLS® A2355926

**$485,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1983** | **875.76 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Benchmark

# A closer look

Opportunity beckons in the highly sought-after lake community of Sundance! Ideal for first-time buyers, savvy investors, or handy buyers ready to build instant equity, this 3-bedroom, 2-bathroom bi-level offers incredible foundation and layout. The bright, front living room features a natural stone, wood-burning fireplace and beautiful Brazilian Cherry hardwood floors that extend through most of the main level, including the primary bedroom. You'll also find ceramic tile entryways and a kitchen with a bright, spacious dining area. Downstairs, the fully finished basement expands your living space with a large rec/family room complete with a dry bar, a 3rd bedroom, and a full 4-piece bathroom. Outside, enjoy a cozy, private backyard with brick patio & rear alley access leading to a double detached garage. Admittedly, this home needs some TLC inside and out, but the potential is undeniable. Channel your inner DIY, renovate, and add your personal touches to make it truly shine! Ask your mortgage specialist about 'Purchase-Plus-Improvements' financing options to customize this home to your taste. Property is offered in "As Is" condition. Book your private viewing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355926 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1983 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bi-Level |
| **Total Living Area:** | 875.76 sq. ft. |
| **HOA Fee Frequency:** | Annually |

| | |
|---|---|
| **Acreage:** | No |
| **Lot Area:** | 3,078 sq. ft. |
| **Lot Frontage:** | 29'2" |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Bi-Level |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1983 (Age: 43) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8211384 |
| **Heating:** | Fireplace(s), Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Drop Ceiling |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Masonite, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Ceramic Tile, Hardwood, Laminate, Linoleum |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Living Room, Stone, Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Alley Access, Double Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **HOA Fee:** | $333.34 |
| **City Quadrant:** | Southeast |
| **Community:** | Sundance |
| **Amenities:** | Recreation Facilities |
| **Appliances:** | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Restrictive Covenant |
| **Main Floor** | Living Room · 15'6" × 14'3" · |
| **Main Floor** | Kitchen · 8'8" × 8' · |
| **Main Floor** | Dining Room · 10'7" × 8'5" · |
| **Main Floor** | Bedroom - Primary · 10'11" × 10'7" · |
| **Main Floor** | Bedroom · 10'11" × 8'3" · |
| **Basement** | Game Room · 32'10" × 17'9" · |
| **Basement** | Bedroom · 11'2" × 10'7" · |
| **Basement** | Other · 6'10" × 5'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths |

| | |
|---|---|
| **Interior Features:** | Ceiling Fan(s), Central Vacuum, Dry Bar, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Wood Windows |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 04, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-sunvale-crescent-se-calgary-a2355926/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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