

\$525,500 - 165 Sunvale Crescent Se, Calgary

MLS® #A2262085

\$525,500

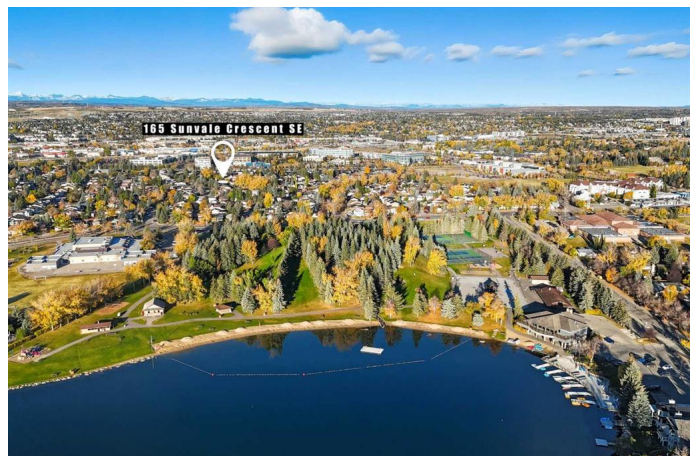
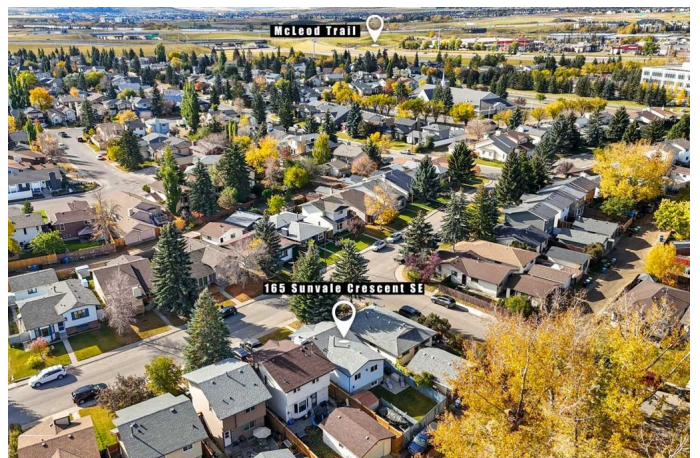
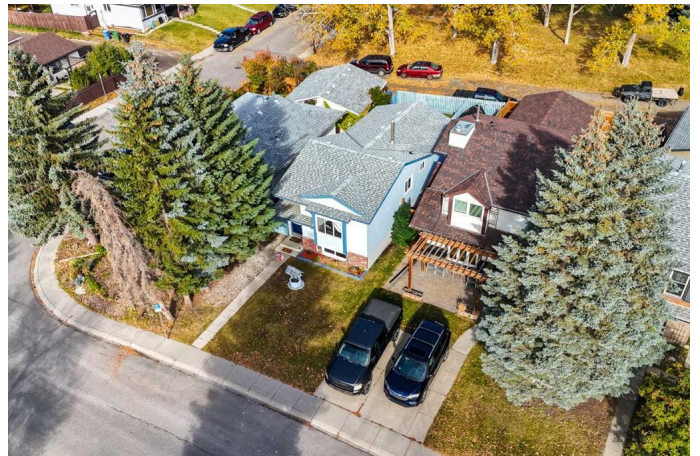
3 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.07 Acres

Sundance, Calgary, Alberta

****Lowest Priced Detached in Sundance!!****

Calling all Investors, First Time Home Buyer's, Down-sizer's or Up-sizers!!! Welcome to this charming 3-bedroom home in the highly sought-after lake community of Sundance! Tucked away on a quiet street, this property has so much to offer, with approximately 1400 sqft of total living space, there is plenty of room for you to enjoy all this home has to offer. From a warm and inviting feel with brand-new carpet in the bedrooms, stairwell, and basement, modernized kitchen with a brand new dishwasher, new lower cabinet fronts, curtain sink and brand new glass in the windows that allow the natural light to pour in. New accent wall in the primary, and the fully developed basement provides extra living space with the opportunity to put a second bathroom and having added shelving throughout the home offers ample storage. With a spacious backyard for you to enjoy or to let the kids run around, this home offers something for everyone. Enjoy the beauty of Sundance living – just minutes away from the beautiful Sundance Lake where year-round activities like swimming, skating, and fishing await. Families will love the convenience of being close to all levels of schools, parks, pathways, and nearby shopping. This home is move-in ready and the perfect opportunity to join one of Calgary's most desirable communities. This home has already been through a pre-listing inspection and all repairs have been addressed for your



piece of mind! Whether you are up-sizing, an investor looking to buy in the SE market, or first time home buyer, this property would be perfect for you to make your own! Being the lowest price in Sundance, now is your time to get into this amazing community before the colder weather comes! This one won't last!

Built in 1982

Essential Information

MLS® #	A2262085
Price	\$525,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	829
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	165 Sunvale Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2P8

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Storage
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer
Heating	Natural Gas, Standard
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	13
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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