

# \$649,900 - 64 Sunvale Crescent Se, Calgary

MLS® #A2227772

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.09 Acres

Sundance, Calgary, Alberta

Welcome to this renovated and move-in ready bungalow, ideally located on a quiet street in the highly sought-after lake community of Sundance. Offering over 2,000 square feet of total developed living space, this home features a 2-bedroom upper legal suite and a fully legal 2-bedroom basement suite—perfect for multi-generational living, rental income, or savvy investors. The upper level is bright and welcoming, with sunlight pouring in through large south-facing windows that illuminate the spacious living area. The functional layout includes two bedrooms, a stylishly updated bathroom, and a versatile den/flex room with a high-efficiency laundry set and sliding patio doors leading to the generous backyard. The kitchen is equipped with newer appliances and flows effortlessly into the dining and living areas. The legal basement suite—professionally developed with permits—offers modern comfort and thoughtful design. Enjoy laminate flooring throughout, a sleek white kitchen with stainless steel appliances, an updated bathroom (2020), separate laundry, and its own self-regulated heating. The highlight of the legal suite is the spacious primary bedroom, featuring a walk-in closet and a large south-facing window that fills the room with natural light. Notable upgrades include a new hot water tank (2023), new windows upstairs (2021) + one in the basement, a newer deck and fully fenced backyard with ample space for a future garage. The exterior of the home has been



tastefully refreshed with new paint and cedar plank accents. Located close to top-rated schools, Medical Facilities, shopping, public transportation and all the recreational amenities that come with exclusive Sundance Lake access, this home offers a rare combination of functionality, flexibility, and lifestyle.

Built in 1983

**Essential Information**

MLS® #	A2227772
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.09
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	64 Sunvale Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2S6

**Amenities**

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	434
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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