

\$549,900 - 172 Sunvale Crescent Se, Calgary

MLS® #A2266284

\$549,900

3 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

Welcome to this charming 4-level split nestled on a quiet street in the highly sought-after lake community of Sundance " where full lake privileges offer year-round recreation and family fun!

The main floor showcases a bright and inviting formal living and dining area with vaulted ceilings and a beautiful bay window that floods the space with natural light. The spacious kitchen features stainless steel appliances, a generous eating nook, and patio doors leading to the sunny backyard " perfect for effortless indoor-outdoor living and summer gatherings.

Upstairs, you'll find a well-planned layout with a large primary bedroom complete with a private 2-piece ensuite, two additional bedrooms, and a 4-piece main bath. The fully finished third level offers a comfortable family room, a 4-piece bath, and a versatile fourth bedroom or home office " ideal for guests, teenagers, or remote work.

Enjoy the sun-filled backyard with a two-tiered deck, garden beds ready for your organic vegetables, and an oversized double detached insulated garage " providing both comfort and convenience.

Just steps from beautiful Sundance Lake, you can enjoy swimming, boating, fishing, skating, and tobogganing all year long. Close to top-rated schools, shopping, parks, and



transit, this is the perfect home for families looking to embrace the active Sundance lifestyle.

Built in 1985

Essential Information

MLS® #	A2266284
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	172 Sunvale Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2P7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Garden, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	C-Luxury Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.