



121 Sunbank Way SE
Calgary, Alberta

MLS # A2317073



\$699,300

Division:	Sundance		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage		

Inclusions: Basment Suite: fridge, stove, washer, dryer, microwave hood fan

Looking for a property that works for you from day one? Welcome to 121 Sunbank Way SE, a rare opportunity to own a legally suited bungalow in the highly sought-after lake community of Sundance. Currently generating \$3,600 per month in rental income (tenants pay utilities), this property offers immediate cash flow with a three-bedroom main floor suite, a two-bedroom legal basement suite, and a separately rented oversized heated double garage. Whether you're an investor seeking stable income or a homeowner looking to significantly offset your mortgage, this property delivers flexibility that is increasingly difficult to find in Calgary's established communities. The main level offers over 1,000 square feet with three bedrooms, a spacious living room, dining area, updated bathroom, and its own private laundry. The legal basement suite features two bedrooms, a full bathroom, separate laundry, private living space, and a dedicated kitchen, creating an attractive setup for long-term tenants. Outside, the oversized detached garage is heated and separately rented, creating an additional income stream rarely found in comparable properties. The south-facing backyard offers plenty of outdoor space, while the property's location provides quick access to Fish Creek Park, schools, shopping, transit, and the Sundance Lake amenities. Opportunities to purchase a legal suited property with multiple income streams in one of Calgary's premier lake communities are extremely limited.