



GRASSROOTS
REALTY GROUP

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73 Sunvale Crescent SE
Calgary, Alberta

MLS # A2324771



\$544,900

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Mixed, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, French Door

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Where classic charm meets thoughtful updates, this beautifully refreshed Sundance home offers the perfect blend of character, comfort, and timeless family living. With over 1,500 sq. ft. of thoughtfully designed developed living space, this move-in ready 3-bedroom, 2-bathroom home has been thoughtfully renovated in 2026 while preserving the warmth and charm that make homes in this established lake community so special. From the moment you walk through the front door, you'll appreciate the bright, welcoming atmosphere, where fresh paint throughout, new hardwood flooring on the main level, updated trim, and tasteful finishes create a home that feels warm, inviting, and ready to enjoy. The heart of the home is the beautifully updated kitchen, featuring new cabinetry, new countertops, a new sink, and a new pantry. Bright, functional, and thoughtfully designed, it's a space that brings family and friends together while making everyday living effortless. The renovated main floor bathroom and refreshed upstairs bathroom continue the home's cohesive design with clean, timeless finishes. Downstairs, the fully developed basement offers the flexible living space every family needs—perfect for movie nights, a recreation room, home office, gym, or children's play area. Recent updates include new carpet, LED lighting, a brand-new hot water tank, and a brand-new washer and dryer. Step outside to enjoy the private, fully fenced backyard with a spacious deck, ideal for summer BBQs, relaxing evenings, and entertaining family and friends. The newer double detached garage (2021) and updated windows (2020) add lasting value and everyday convenience. Located in one of Calgary's most desirable lake communities, Sundance offers year-round lake access, excellent schools, Fish Creek Park, playgrounds, shopping, tennis courts, walking pathways, and outstanding

community amenities just minutes from your doorstep. Thoughtfully updated while staying true to its original character, this is the perfect home for families looking for a move-in ready property in an established community where classic charm, modern updates, and an unbeatable lake lifestyle come together. Warm, welcoming, and beautifully updated, this is more than just a house—it's a place you'll be proud to call home.