



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

121 Sunbank Way SE  
Calgary, Alberta

MLS # A2342640



**\$674,900**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| 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

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Pantry, Recessed Lighting, Separate Entrance, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** N/A

EXCELLENT REVENUE PROPERTY generating a total of \$3,550 per month in rental income, with tenants paying all utilities. This LEGALLY SUITED bungalow in the highly sought-after lake community of Sundance offers an attractive opportunity for investors looking for immediate income from two independent living spaces. The main level offers over 1,000 sq. ft. with three bedrooms, a spacious living room, dedicated dining area, functional kitchen, full bathroom, and its own laundry. Downstairs is a LEGAL two-bedroom basement suite with its own kitchen, full bathroom, laundry, family room with wood-burning fireplace, storage, and separate entrance. With five bedrooms between the two living spaces, this property offers a strong rental configuration with a combined \$3,550 PER MONTH in current rental income, while tenants pay all utilities. That means the property is already set up to produce revenue without an owner having to take on the utility costs. Adding even more value is the oversized HEATED DOUBLE DETACHED GARAGE, providing secure parking, storage, or potential additional rental value. Outside is a private south-facing backyard with a fire pit and plenty of room to enjoy the warmer months. Located in one of Calgary's established lake communities, residents enjoy access to Sundance Lake along with nearby schools, parks, playgrounds, pathways, shopping, transit and Fish Creek Park. LEGAL SUITE. \$3,550/MONTH IN RENTAL INCOME. TENANTS PAY UTILITIES. FIVE BEDROOMS. TWO INDEPENDENT LIVING SPACES. HEATED DOUBLE GARAGE. LAKE COMMUNITY. Whether you're adding to an investment portfolio or looking for a property with strong existing revenue, 121 Sunbank Way SE delivers an increasingly difficult combination to find in Calgary.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of REMAX Innovations. Information is believed to be reliable but not guaranteed.