

# \$525,500 - 165 Sunvale Crescent Se, Calgary

MLS® #A2262085

**\$525,500**

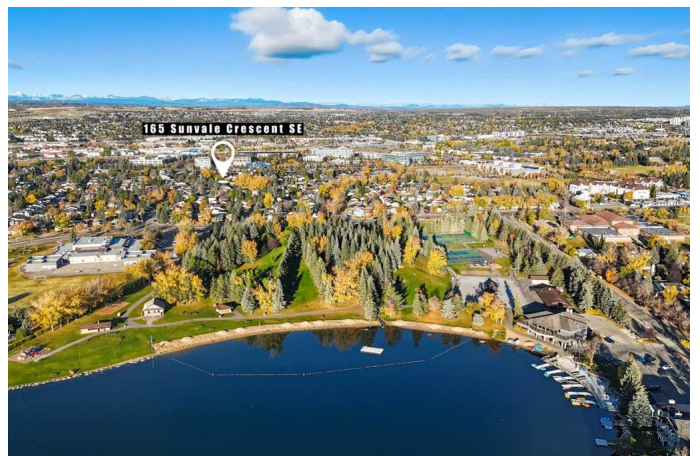
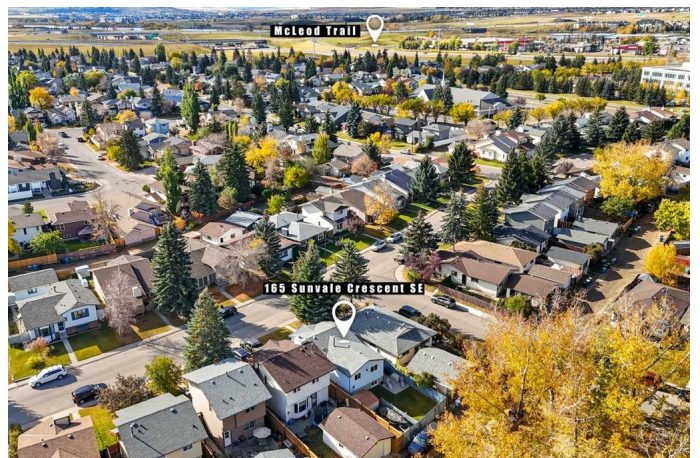
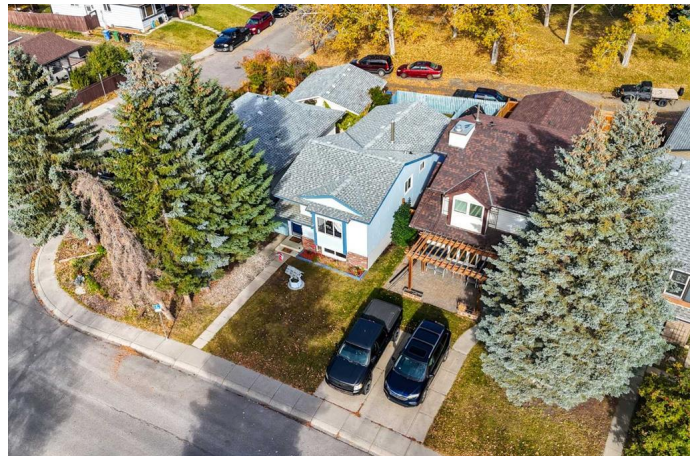
3 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.07 Acres

Sundance, Calgary, Alberta

**\*\*Lowest Priced Detached in Sundance!!\*\***

Calling all Investors, First Time Home Buyer's, Down-sizer's or Up-sizers!!! Welcome to this charming 3-bedroom home in the highly sought-after lake community of Sundance! Tucked away on a quiet street, this property has so much to offer, with approximately 1400 sqft of total living space, there is plenty of room for you to enjoy all this home has to offer. From a warm and inviting feel with brand-new carpet in the bedrooms, stairwell, and basement, modernized kitchen with a brand new dishwasher, new lower cabinet fronts, curtain sink and brand new glass in the windows that allow the natural light to pour in. New accent wall in the primary, and the fully developed basement provides extra living space with the opportunity to put a second bathroom and having added shelving throughout the home offers ample storage. With a spacious backyard for you to enjoy or to let the kids run around, this home offers something for everyone. Enjoy the beauty of Sundance living – just minutes away from the beautiful Sundance Lake where year-round activities like swimming, skating, and fishing await. Families will love the convenience of being close to all levels of schools, parks, pathways, and nearby shopping. This home is move-in ready and the perfect opportunity to join one of Calgary's most desirable communities. This home has already been through a pre-listing inspection and all repairs have been addressed for your



piece of mind! Whether you are up-sizing, an investor looking to buy in the SE market, or first time home buyer, this property would be perfect for you to make your own! Being the lowest price in Sundance, now is your time to get into this amazing community before the colder weather comes! This one won't last!

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262085    |
| Price          | \$525,500   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 876         |
| Acres          | 0.07        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 165 Sunvale Crescent Se |
| Subdivision | Sundance                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 2P8                 |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 3                                                                                |
| Parking        | Off Street, Parking Pad                                                          |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Storage                                      |
| Appliances        | Dishwasher, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Standard, Natural Gas                                                              |
| Cooling           | None                                                                               |
| Fireplaces        | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding                                         |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |
| HOA Fees       | 320               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.