

\$625,000 - 42 Sunvista Crescent Se, Calgary

MLS® #A2218685

\$625,000

5 Bedroom, 5.00 Bathroom, 1,925 sqft
Residential on 0.12 Acres

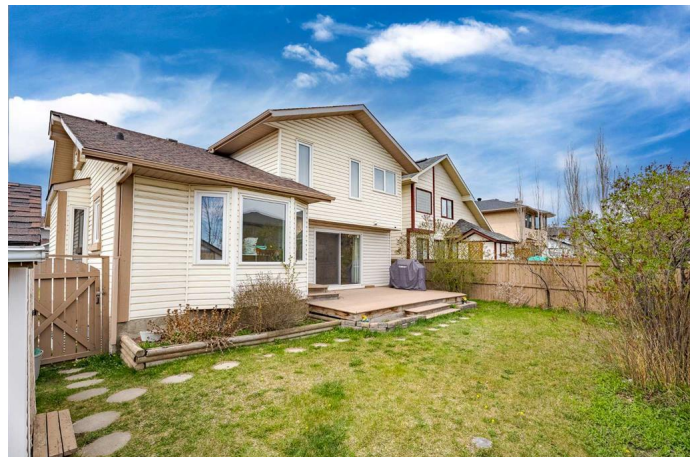
Sundance, Calgary, Alberta

Welcome to this spacious detached home located in the desirable lake community of Sundance, offering exclusive lake access and over 1900 sq ft above grade! Brimming with potential, this home requires cosmetic TLC but features soaring vaulted ceilings, a beautiful sunken family room with sliding patio doors, and a bright, east-facing backyard. The main floor offers a functional layout with a dedicated office, convenient laundry room, a sunny kitchen with new appliances and access to the backyard and an inviting living room filled with natural light.

Upstairs, youâ€™ll find three generous bedrooms, including a large primary suite with a walk-in closet and renovated ensuite. The illegal basement suite boasts two oversized bedrooms with brand new egress windows.

Significant upgrades include: all new windows and exterior doors, high-efficiency furnace, central A/C, hot water on demand, new electrical panel, new water softener, Poly-B plumbing replaced, new garage door, composite deck, and bathroom renovations. Roof shingles were replaced in 2012.

With elementary and high schools in the community, amenities nearby and Sundance Lake privileges, including swimming, skating, and more this location is ideal. Don't miss the opportunity to own in this family friendly neighbourhood.



Built in 1991

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218685 |
| Price | \$625,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,925 |
| Acres | 0.12 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 42 Sunvista Crescent Se |
| Subdivision | Sundance |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 3G2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Beach Access |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Tankless Hot Water |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |

| | |
|-----------------|---|
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 9 |
| Zoning | R-CG |
| HOA Fees | 299 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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