

# \$575,000 - 55 Sunbank Road Se, Calgary

MLS® #A2234914

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,062 sqft  
Residential on 0.09 Acres

Sundance, Calgary, Alberta

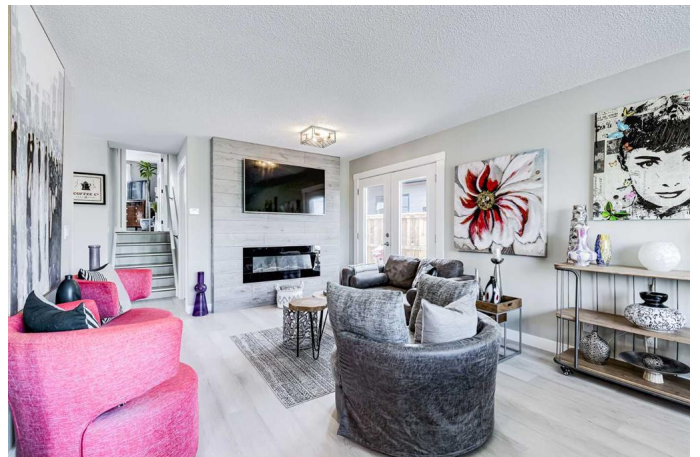
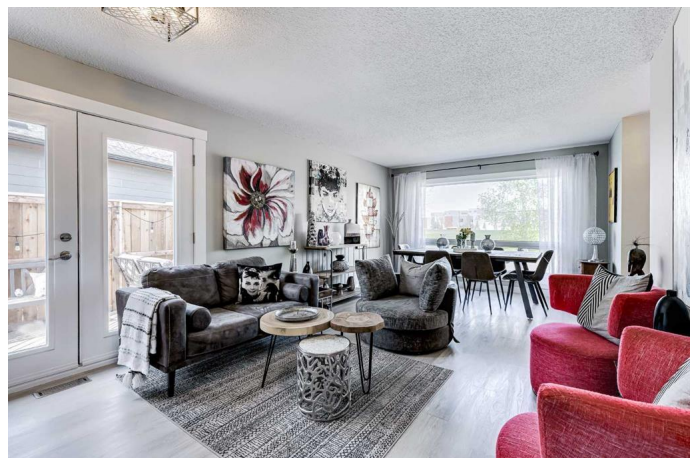
Discover this rare gem in Sundance Lake, perfectly situated across from a green space, offering unparalleled access to the community lake, beach house, parks, and schools – truly a walker's paradise! This updated 3-level split is a dream for families.

Step inside this meticulously designed 1550+ sqft home. The main level features a bright, open dining and living room with a stunning fireplace feature wall (TV & mount included). The kitchen boasts refinished cabinets, new granite countertops, and a charming built-in breakfast nook.

The upper level offers three generously sized bedrooms, a convenient laundry closet, and a well-appointed 4-piece main bath. The versatile lower level provides a spacious rec room, easily convertible into a luxurious primary suite with a cozy gas fireplace. This level also includes a 3-piece bath, ample storage, and laundry hook-ups.

Enjoy peace of mind with recent updates: a new roof (house & oversized double detached garage 2019), a new furnace (2020), renovated bathrooms, new flooring, baseboards, trim, newer exterior French doors, and new living room/kitchen windows.

Outdoor living is a breeze with a huge deck, perfect for entertaining. The oversized double detached garage and paved rear lane add



convenience. This prime location offers a under 5-minute walk to elementary and junior high schools, ensuring excellent access to all school boards in the community. Plus, commuting is easy with quick access to Stoney, Deerfoot & McLeod Trail. Don't miss this Sundance gem!

Built in 1982

### **Essential Information**

MLS® #	A2234914
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.09
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	55 Sunbank Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1X8

### **Amenities**

Amenities	Park, Playground, Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	French Door, Granite Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Decorative, Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Street Lighting, Yard Lights, Interior Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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