

# \$705,000 - 22 Sunvista Crescent Se, Calgary

MLS® #A2241226

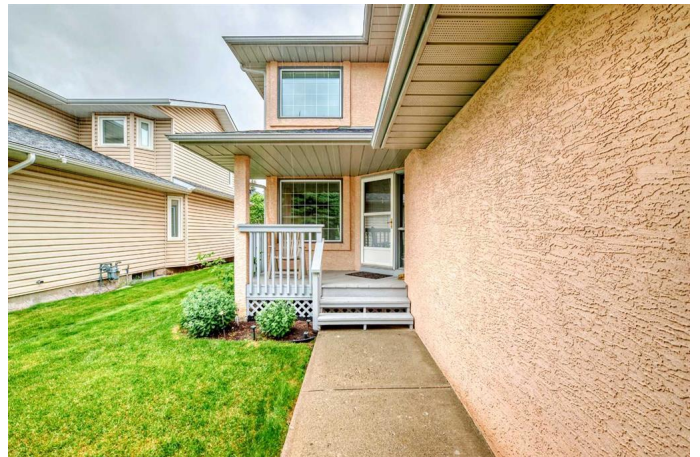
**\$705,000**

4 Bedroom, 3.00 Bathroom, 2,173 sqft

Residential on 0.11 Acres

Sundance, Calgary, Alberta

Experience the true meaning of pride of ownership in this meticulously maintained, original-owner, two-storey home, now available for the very first time. Boasting over 2,100 square feet of thoughtfully designed living space, this residence offers a blend of classic charm and modern amenities. Step inside to discover a spacious and inviting layout. The heart of the home is the large kitchen, featuring elegant quartz countertops, a convenient pantry, and ample storage, all seamlessly flowing into a sun-drenched breakfast nook. Whether you're hosting formal gatherings or enjoying casual evenings, you'll appreciate the distinct formal living room and a comfortable family room. The added convenience of main floor laundry makes daily chores a breeze. Upstairs, you'll find four generously sized bedrooms, each offering the luxury of its own walk-in closet. The expansive primary bedroom is a true sanctuary, complete with a dedicated, serene reading area – perfect for unwinding with a good book. Indulge in the private 4-piece ensuite, featuring a relaxing jetted tub and a separate stand-up shower. A second full 4-piece bathroom and a bright skylight complete the upper level. Throughout the home, central air conditioning ensures your comfort no matter the season. Step outside to your spacious backyard, ideal for entertaining or quiet relaxation. An exposed concrete patio provides the perfect setting for summer barbecues and outdoor enjoyment. The



welcoming front porch adds charming curb appeal to this lovingly cared-for home. This home also gives you access to the lake in Sundance.

This is a rare opportunity to own a home that's never been on the market before – don't miss your chance to make it yours!

Built in 1991

**Essential Information**

MLS® #	A2241226
Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,173
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	22 Sunvista Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3G2

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Bookcases, Pantry, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	326
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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