

\$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

Welcome to your opportunity to join Sundance's unique lake lifestyle in a home that truly works for today's busy families and first-time buyers. This well-cared-for bi-level (3 beds + fully finished basement) delivers approx. 876 sq ft above grade and a generous lot backing on to green space - perfect for kids, pets or quiet evenings outdoors. Inside, enjoy brand-new carpet in bedrooms, and in basement, bright windows with new glass, fresh detailing in the lower level and plenty of storage throughout. The fully finished basement offers a flex space or rec room - perfect for the kids or quiet evenings with your favourite show, with the potential of adding a second bathroom. The modernized kitchen features new lower-cabinet fronts and dishwasher - move-in ready means you just unpack and relax. Outside, the private backyard backs on to green space, and you're nestled on a quiet street just minutes from Sundance Lake (swimming, skating, fishing year-round), playgrounds, pathways and shopping. Whether you're stepping into home-ownership, downsizing, or looking for an investor-friendly property, this detached home offers tremendous value in one of Calgary's most family-friendly lake communities. Come see it, fall in love, and make it your own.

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, Recreation Facilities, Racquet Courts
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Closet Organizers, Storage
Appliances	Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven
Heating	Natural Gas, Standard
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	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	21
Zoning	R-CG
HOA Fees	320
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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