

# \$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	16
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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