

\$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

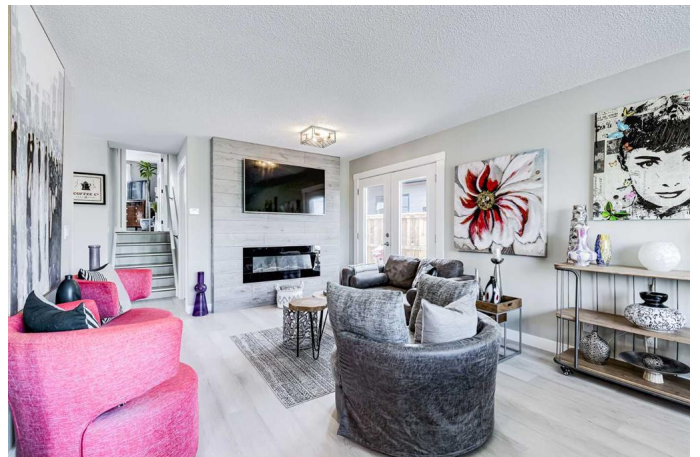
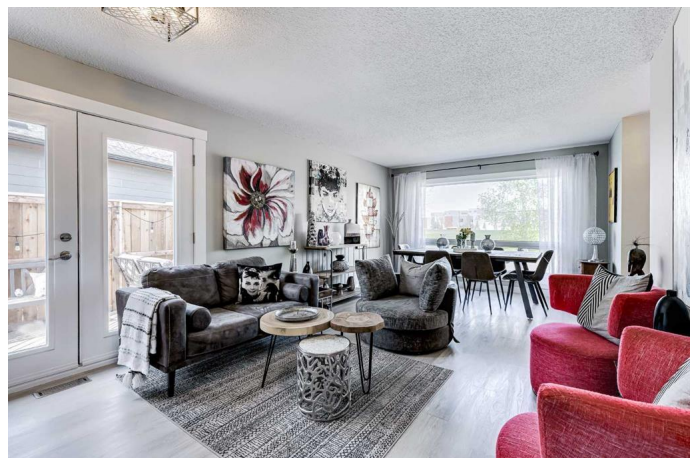
Discover this rare gem in Sundance Lake, perfectly situated across from a green space, offering unparalleled access to the community lake, beach house, parks, and schools – truly a walker's paradise! This updated 3-level split is a dream for families.

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 | 9 |
| Zoning | R-CG |
| HOA Fees | 320 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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