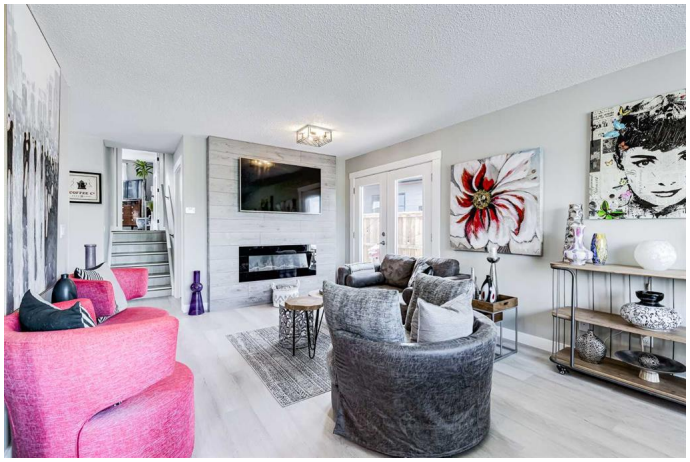
$600,000 - 55 Sunbank Road Se, Calgary

MLS® #A2226162

$600,000
3 Bedroom, 2.00 Bathroom, 1,062 sqft
Residential on 0.09 Acres

Sundance, Calgary, Alberta



A rare find in the highly sought-after Sundance Lake community! This exceptional 3-level split offers the perfect blend of prime location, modern updates, and family-friendly design. Positioned directly across from a green space, you're steps away from the community lake, beach house, parks, and schools â€“ truly a walker's paradise!
Step inside this meticulously designed 1550+ sqft haven. The main level welcomes you with a bright and open dining and living room, highlighted by a stunning fireplace feature wall (TV & mount included!). This inviting living area seamlessly connects to a kitchen boasting refinished cabinets, new granite countertops, and a charming built-in bench for the breakfast nook. The upper level provides three generously sized bedrooms, a convenient laundry closet, and a well-appointed 4pc main bath. The versatile lower level offers a spacious rec room, or an ideal setup for a luxurious primary suite, complete with a cozy gas fireplace with brick finish. This level also includes a three-piece bath, ample storage, laundry hook-ups, and expansive crawl space.
Enjoy peace of mind with extensive recent improvements: a new roof (on both the house and the oversized double detached garage in 2019), a new furnace (2020), and both bathrooms recently renovated, new flooring, baseboards and trim, Plus, newer exterior french doors, a new living room picture window, and a newer kitchen window enhance

curb appeal and efficiency.
Outdoor living is a breeze with a huge deck perfect for entertaining and BBQ'ing. The oversized double detached garage and paved rear lane add convenience. This location cannot be surpassed: under a 5-minute walk to elementary & junior high schools, and excellent access to Stoney, Deerfoot & McLeod Trail. Don't miss your chance to secure this Sundance gem!

Built in 1982

Essential Information

MLS® #	A2226162
Price	$600,000
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	Beach Access, Clubhouse, Park, Playground
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, Wall/Window Air Conditioner, Washer, Window Coverings
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, Interior Lot, Lawn, Private, Street Lighting, Yard Lights, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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