# \$520,000 - 108 Sunbank Way Se, Calgary

MLS® #A2262950

### \$520,000

3 Bedroom, 2.00 Bathroom, 872 sqft Residential on 0.08 Acres

Sundance, Calgary, Alberta

Welcome to this charming Bi-level in the heart of Sundance. This super cute home offers over 1600 sq.ft. of comfortable living space – perfect for first time home buyers looking to settle in a vibrant lake community.

Step into a warm and inviting living room featuring a classic wood-burning fireplace with a convenient gas log lighter, ideal for cozy evenings. A sunny south-facing bay window fills the space with natural light, creating a cheerful ambiance throughout the day. The adjoining dining area is just right for intimate dinners or casual family meals.

The main floor showcases beautiful hardwood flooring and a quaint kitchen with ample cabinetry and generous countertop space – ready for your culinary adventures. Two well-sized bedrooms and a 4-piece bath complete the upper level.

Downstairs, you'II find a spacious recreation room and a cozy game nook with a dry bar, waiting for your finishing touches. A third bedroom and a 3-piece bath offer a private retreat for family or overnight guests. The lower level also includes a dedicated laundry room and plenty of storage for décor and more.

Step outside to discover a private backyard retreat featuring an outdoor firepit and new maintenance free fencing perfect for relaxing under the stars or hosting casual gatherings. There's also plenty of space out back for parking, adding convenience and flexibility to your lifestyle.







Enjoy the unbeatable locations – just steps from schools, public transit, and the sought-after Sundance Lake amenities. With shopping, dining, and major roadways, everything you need is within easy reach. This is more than a home – it's a lifestyle. Come experience all that this home and Sundance has to offer.

A2262950

#### Built in 1983

MLS®#

#### **Essential Information**

Price \$520,000
Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 872
Acres 0.08
Year Built 1983

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 108 Sunbank Way Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 2B6

# **Amenities**

Amenities Clubhouse, Beach Access

Parking Spaces 2

Parking Parking Pad

## Interior

Interior Features No Smoking Home, Storage

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas Log, Living Room, Mantle, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Metal Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 8th, 2025

Days on Market 25

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

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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