

# \$524,900 - 13 Sunhurst Crescent Se, Calgary

MLS® #A2212817

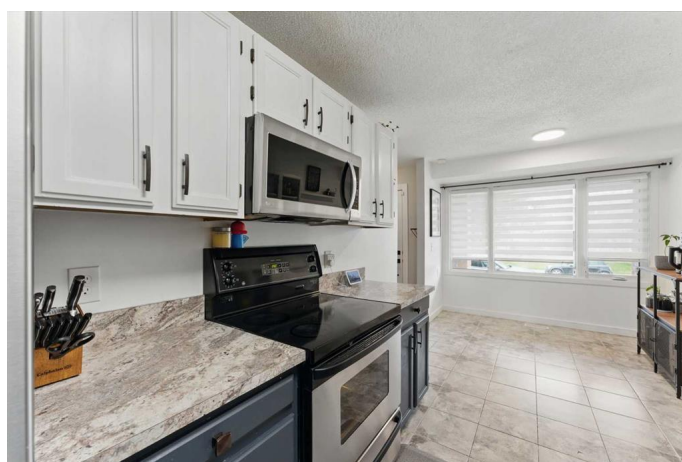
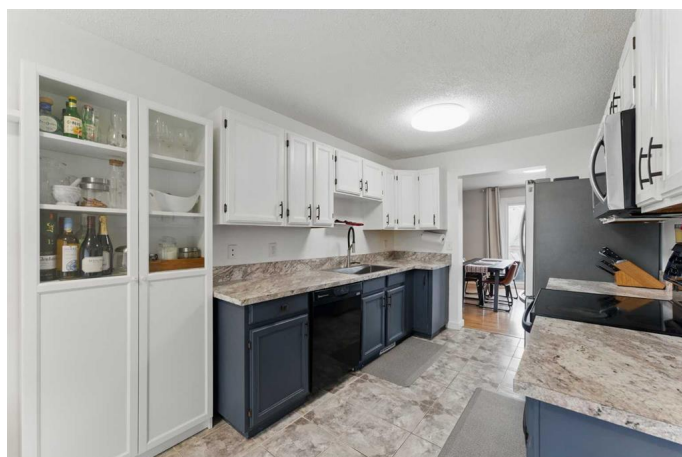
**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.06 Acres

Sundance, Calgary, Alberta

Live the Lake Life in Sundance! This well maintained 2-storey attached home offers the perfect blend of comfort, style, and location—just steps from the main entrance to Lake Sundance where year-round activities like swimming, skating, and paddleboarding await. Imagine living in a vibrant, family-friendly community with exclusive access to a private lake, surrounded by nature and all essential amenities. Step inside to find a beautifully updated home with numerous major upgrades: a new roof, new high-efficiency furnace, new hot water tank, and new energy-efficient windows and front door—giving you peace of mind for years to come. The welcoming foyer opens into a spacious, modern eat-in kitchen with ample cabinetry, large windows, and stainless steel appliances. It's the perfect space for cooking and gathering. The adjoining living/dining room is a bright and airy space thanks to two stunning floor-to-ceiling patio doors that fill the main floor with natural light and offer easy access to the sunny, fully fenced backyard. Enjoy warm summer evenings or quiet morning coffee on the backyard deck and patio area—your private outdoor retreat. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms, each with great closet space, and a beautifully renovated 4-piece bathroom. The stylish updates continue in the lower level, where you'll find a cozy second family room, a



second full bathroom, and a laundry area with additional storage. This home is move-in ready with fresh modern finishes, and even a new front door to boost both curb appeal and energy efficiency. Located on a quiet crescent, yet close to everything, this property is ideally situated within walking distance of both public and Catholic schools including Father James Whelihan School. Fish Creek Park is just a short stroll away, and you're minutes from the South Health Campus, Cardel Rec Centre, shopping, and excellent transit options including the C-Train and nearby bus routes. Whether you're looking for an active lifestyle, a strong community feel, or simply a beautiful and affordable place to call home—this is it. Don't miss your chance to own this upgraded and lovingly cared-for home in the heart of Lake Sundance!

Built in 1981

**Essential Information**

MLS® #	A2212817
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	13 Sunhurst Crescent Se
Subdivision	Sundance

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1T5

### Amenities

Amenities	Beach Access, Bicycle Storage, Boating, Clubhouse
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 18th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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