

# \$624,900 - 52 Sunhaven Close Se, Calgary

MLS® #A2201564

**\$624,900**

4 Bedroom, 2.00 Bathroom, 1,443 sqft  
Residential on 0.13 Acres

Sundance, Calgary, Alberta

Experience the perfect blend of comfort and potential in this expansive bungalow located in the highly sought-after Lake Sundance community. Offering both lake access and boundless opportunities for future growth, this home presents an ideal setting for families wanting to personalize their living space or savvy investors looking to increase its value. Upon entering, you'll be greeted by a bright and spacious living area, where large windows allow natural light to pour in, creating an inviting and warm atmosphere. The functional kitchen is equipped with ample storage and generous counter space, making it perfect for preparing meals and entertaining guests in the adjoining nook or dining area. The main floor features three generously sized bedrooms, providing plenty of space for family, guests, or a home office. Two full bathrooms are included, with a convenient ensuite in the primary bedroom for added privacy and comfort. Additionally, the home boasts main floor laundry, offering ease and convenience for daily living. The partially finished lower level further enhances the home's potential, with an additional bedroom, a versatile recreation area, and a large utility room that houses a newer water tank and a high-efficiency furnace. Outside, the expansive backyard provides room for creativity and outdoor enjoyment, with the added benefit of a back lane and RV parking, perfect for storing recreational vehicles or hosting family gatherings. Beyond the home itself, the Lake



Sundance community offers an exceptional lifestyle, with a wide range of year-round recreational activities, including skating, fishing, swimming, and boating. These amenities ensure that fun and relaxation are always at your doorstep, making this home an excellent choice for families looking for both comfort and adventure in every season.

Built in 1989

### **Essential Information**

MLS® #	A2201564
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,443
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	52 Sunhaven Close Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2X5

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	406
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.