

# \$550,000 - 331 Sunvale Drive Se, Calgary

MLS® #A2247936

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.10 Acres

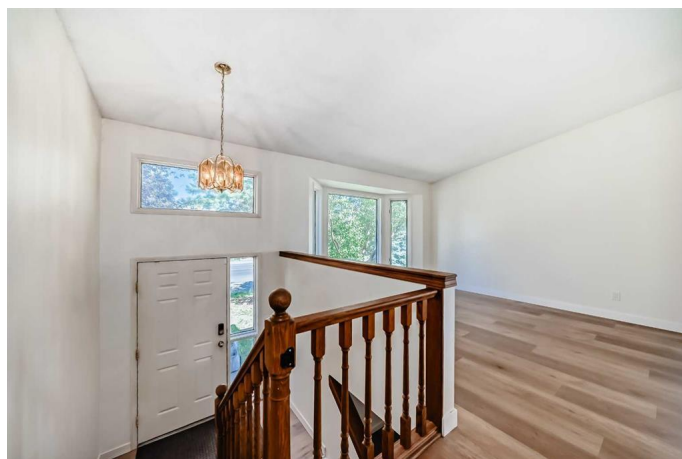
Sundance, Calgary, Alberta

Large Bright Bi level with open space layout 4 Bedrooms 3 up and 1 down with ( 4 piece on the main floor and a 3 piece bathroom en suite on the master bedroom ) and another 3 piece bathroom & a Large Rec /Living room in the basement , Lake Access ,Renovated in July/ Aug 2025 Seller spent more than \$30,000 , Seller has never lived in the house , seller is related to the listing Agent, foundation is wood , Calgary Tree Experts are going to Removal of Amur Cherry Tree in Front of Property Chip/Remove all Brush/Debris and Dispose Cut and Stack all Firewood/Logs (12-16 inch lengths) Complete Clean-up/ Poison all Weeds along Perimeter of House / please see in the supplements of the list of work they will do before the 30th of Aug 2025 the seller will pay \$2572.50

Built in 1989

## Essential Information

MLS® #	A2247936
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,283
Acres	0.10
Year Built	1989
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	331 Sunvale Drive Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2Y1

### **Amenities**

Amenities	Workshop
Parking Spaces	2
Parking	Single Garage Detached, Workshop in Garage
# of Garages	1
Waterfront	Lake Front

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	321

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Initia Real Estate

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