

# \$499,900 - 19 Sunhurst Crescent Se, Calgary

MLS® #A2222946

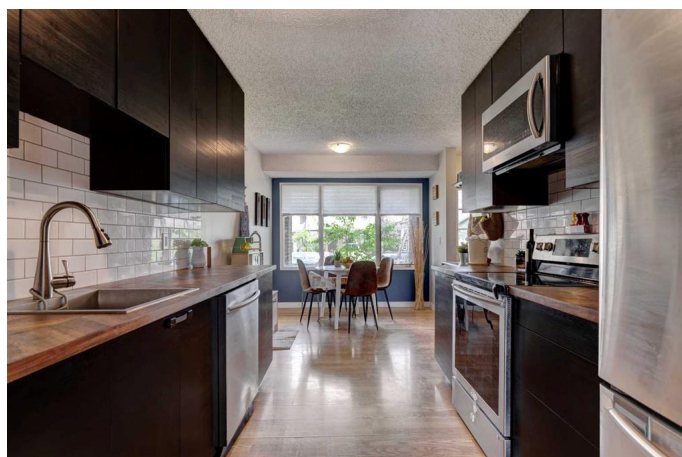
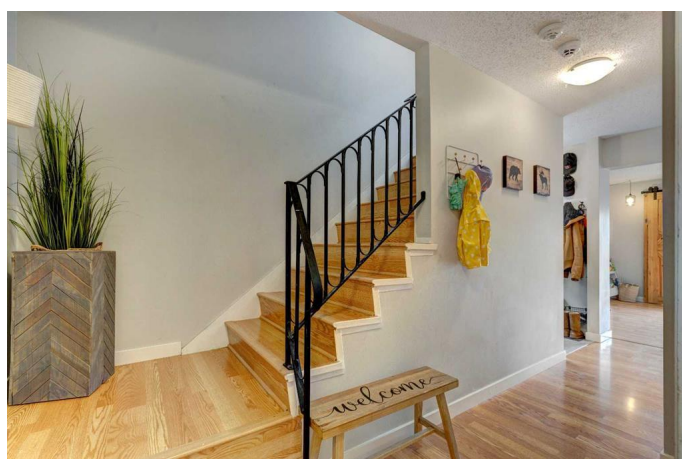
**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.06 Acres

Sundance, Calgary, Alberta

Don't miss this incredible opportunity to live in desirable Lake Sundance—just a block (behind this street) from the lake entrance, clubhouse, beach, tennis courts, playgrounds, New Year's fireworks, waterfall, skating, and more! This bright and spacious duplex offers a sunny south-facing backyard, 3-car parking pad, and room to add a future garage. Many updates to this home, exterior is worry-free with Hardie board siding (safe from hail and critters) as well as upgraded insulation and plywood, and a newer roof (2017). Inside, you'll find the heart of the home is the stylishly renovated kitchen, featuring rich butcher block countertops, sleek subway tile backsplash, and modern cabinetry that blends function with charm. There's plenty of prep and storage space for the home chef, and the sunny breakfast nook offers the perfect spot for casual meals or morning coffee. The open-concept layout flows seamlessly into the living area—ideal for entertaining! The main living area offers flexible space for a large sectional, play area, dining space, or even a home office with a massive window and sliding door with direct backyard access. A convenient updated half bath on the main floor is perfect for guests, and the side entrance near the basement provides excellent functionality, with lots of side yard to add a shed or for a dog run. The upper floor has a massive primary bedroom with a full wall of closet space, the main bathroom has been updated with a newer tub, vanity, and



backsplash. The other two bedrooms are a great size and cheerful and bright, looking out over the south backyard. The fully finished basement expands your living space with a large open area ideal for movie nights or a private retreat after the kids are asleep. There's also potential to reconfigure the storage and laundry area to include an additional bathroom (not roughed in) and has a window. Furnace and hot water tanks are newer, and electrical panel had some updates, another worry free tick for the age of the neighbourhood!

The backyard offers mature trees, newer fencing, and plenty of privacy with the rear alleyâ€”a perfect canvas to make your own outdoor sanctuary. The charming front yard features lush landscaping and a quaint front porch. Located in a prime family-friendly neighbourhood, you're within walking or biking distance to three schools, shops, and daily conveniences. This home also includes A/C, with windows and doors being the only future upgrade to consider for the age of the home. Priced to move - So start the car -donâ€™t miss your chance to join this sought-after community with comparable homes on the street selling closer to the mid \$500's!! Come see if this is your perfect fit!

Built in 1981

### **Essential Information**

MLS® #	A2222946
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,229
Acres	0.06
Year Built	1981

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	19 Sunhurst Crescent Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1T5

### Amenities

Amenities	Playground, Beach Access, Clubhouse
Parking Spaces	3
Parking	Alley Access, Off Street, On Street, Oversized, Parking Pad
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Pie Shaped Lot, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	15

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

**Listing Details**

Listing Office            Royal LePage Solutions

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.