

# \$485,000 - 102 Sunbank Way Se, Calgary

MLS® #A2214050

**\$485,000**

3 Bedroom, 2.00 Bathroom, 879 sqft

Residential on 0.07 Acres

Sundance, Calgary, Alberta

This property offers a great opportunity for investors, renovators, or buyers looking to build sweat equity. With a functional layout and solid bones, it's the perfect canvas to bring your vision to life. The main floor features 2 bedrooms and a full bathroom, along with a functional living area and kitchen ready for your updates. The basement is partially finished and includes 1 additional bedroom, a second full bathroom, and a large rec room area. Outside, there's ample yard space and room to build a detached garage. Located in a quiet, sought after neighborhood, close to schools, parks, and amenities this is perfect for families wanting to establish themselves in the neighborhood. With some TLC, this property could shine again. Bring your tools and your imagination – the potential is here!

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214050    |
| Price          | \$485,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 879         |
| Acres          | 0.07        |
| Year Built     | 1983        |
| Type           | Residential |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 Sunbank Way Se |
| Subdivision | Sundance           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2X 2B6            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 2                       |
| Parking        | Off Street              |

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | See Remarks          |
| Heating           | Central, Natural Gas |
| Cooling           | None                 |
| Fireplace         | Yes                  |
| # of Fireplaces   | 1                    |
| Fireplaces        | Wood Burning         |
| Has Basement      | Yes                  |
| Basement          | Finished, Full       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Brick, Wood Siding   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

|                |     |
|----------------|-----|
| HOA Fees       | 299 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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