



GRASSROOTS
REALTY GROUP

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30 Sunhurst Crescent SE
Calgary, Alberta

MLS # A2249756



\$499,999

Division:	Sundance		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,256 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage shed, Shelves.

Welcome to this charming semi-detached home in the highly sought-after lake community of Sundance. Just a short stroll to the lake, walking distance to all levels of schools, fireworks visible from your house on New Year's, this property offers bright and functional living spaces throughout. The main floor features a spacious front living room and a sun-filled kitchen with ample storage and backyard-facing windows that invite natural light. A conveniently located half bath completes the main level. Upstairs you'll find three well-appointed bedrooms and a full bathroom—perfect for first-time buyers, downsizers or investors looking to get into a fantastic family-friendly neighbourhood. The finished basement offers rec/game room and a dedicated laundry area. Enjoy summer evenings in the private backyard, with front landscaping adding to the curb appeal. Recent updates include newer roof, hot water tank (2016), Humidifier, Copper Plumbing, flooring, carpet, and newer appliances, allowing you to move in and enjoy right away. Come take a look and experience the value this lovely home has to offer.