

# \$475,000 - 102 Sunbank Way Se, Calgary

MLS® #A2214050

**\$475,000**

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	\$475,000
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	23
Zoning	R-CG

HOA Fees	299
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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