

# \$514,999 - 30 Sunhurst Crescent Se, Calgary

MLS® #A2249756

**\$514,999**

3 Bedroom, 2.00 Bathroom, 1,256 sqft  
Residential on 0.06 Acres

Sundance, Calgary, Alberta

Welcome to this charming semi-detached home in the highly sought-after lake community of Sundance. Just a short stroll to the lake, 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.

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2249756  |
| Price     | \$514,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,256                  |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 30 Sunhurst Crescent Se |
| Subdivision | Sundance                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X1T6                  |

### **Amenities**

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### **Exterior**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 26                |
| Zoning         | R-CG              |
| HOA Fees       | 320               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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

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.