

LP: \$374,900 SP:  
 OP: \$384,900 PD:  
 CDOM: 24 DOM: 24  
 Area: Calgary  
 Zone: Zone S  
 Community: Sundance 275  
 Postal Code: T2X 1W7  
 Condo Type: Not a Condo  
 Possession: /Negotiable  
 LP/SF: \$355.4

Class: Detached  
 Type: Detached  
 Style: Bungalow  
 Year Built: 1981  
 LINC #: [0011190353](#)  
 Legal Plan: 8110647 Blk: 10 Lot: 62

Land Use: R-C2 New Hm: Tax Amt/Yr: \$2,213/2017  
 Title to Land: Fee Simple Local Imp Amt: 501  
 Conform Rpt: HOA: Yes/\$233/Annually  
 Restrictions: None Known Condo Fee:

Member Only Remarks: Please use ShowingTime or text Terri Goodwin @ 403-827-0925 for all showing requests. For all other inquiries please call Shannon MacLeod @ 403-863-4120. Professionally measured by CMC. The local improvement for the back lane paving goes until 2024.



A great find in the sought after community of Lake Sundance. This Fabulous 4 bedroom bungalow has 3 bedrooms up, a spacious living room with hardwood floors, a 4 piece bathroom along with an updated kitchen. The renovated kitchen has upgraded appliances and plenty of room for eating along with loads of cabinets and counter space. The house has a side separate entrance, and is zoned RC-2 for potential future development and has plenty of room for a double garage. F/F basement with a large family room, a massive bedroom, wet bar and 4pc bathroom plus ample storage. There are also new basement windows and 220v rough-in for a potential lower level kitchen. Upgrades include: New Roof and hot water tank – 2014, renovated kitchen – 2011, front and back entrance doors, phantom screen on the front. Just needs a little TLC to make this home perfect for you. Located on a quiet-cul-de sac; close to schools, parks, shopping, public transportation & year round fun at the lake! This house is a must to view!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 6 F/H Baths: 2/0
Dining Rm	2.8X3.6	9'2"X11'8"	M	Kitchen	3.1X2.7	10'2"X8'9"	M	2P 3P 4P 5P 6P
Living Rm	5.6X3.8	18'6"X12'7"	M	Bedroom	2.4X3.3	7'11"X10'11"	M	Baths: 0 0 2 0 0
Bedroom	3.1X2.9	10'3"X9'5"	M	Mstr Bed	4.0X3.3	13'1"X10'11"	M	EnSt Bth: 0 0 0 0 0
Rec Rm	8.5X4.6	27'10"X15'2"	B	Bedroom	5.5X3.6	18'0"X11'11"	B	Level Mtr2: Sq Ft
Laundry	5.6X3.2	18'3"X10'5"	B	Storage	1.3X1.9	4'3"X6'4"	B	Main: 98.01 1,055
Other	2.8X2.2	9'3"X7'3"	B					Upper: Above Grade: Lower: Below Grade: 89.84 967 Total A.G. 98.01 1,055

Property Information

Basement: Full-Fully Finished Bsmnt Dev Permit:  
 Suite: Suite - None Heating: Forced Air-1  
 Construction: Wood Frame Fin FP/Rgh-In: 1/  
 Foundation: Concrete Lot Shape: Rectangular  
 Exterior: Wood Lot Sq M: 342.00 m2  
 Roof Type: Asphalt Shingles Frntg X Depth: 11.81x29.02  
 Front Exp: Northeast Flooring: Carpet, Hardwood  
 Parking: 2/Parking Pad Gravel  
 Features: Porch  
 Site Influences: Beach Access, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
 Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All  
 Goods Excluded: TV excluded. TV bracket is negotiable.  
 HOA: Yes/\$233/Annually  
 HOA Fee Incl: Amenities Associated With HOA/Condo

Agent & Office Information

List REALTOR@: [Shannon M MacLeod](#) smacleod@cirrealty.ca Appt: Must Confirm Appointment, ShowingTime  
 List Firm: CIR REALTY Appt Nm: Terri Goodwin 403-827-0925  
 List REALTOR@ 2: Patricia A West cwestpa@gmail.com Phone: (403) 863-4120  
 List Firm 2: CIR REALTY List REALTOR@ 3:  
 Comm: 3.5% on the 1st 100,000 and 1.5% on the balance Fax: 403-592-9499 List Date: 04/03/2018  
 Seller: J. Saunders Occupancy: Seller Expiry Date:  
 Ownership: Private Withdrawn Date:  
 Exclusion/SRR: No/No

MLS#	Effective Date	Change Type	Field	Price	DOM	Agent
<a href="#">C4172472</a>	04/18/2018	Price Decrease	ListPrice	\$374,900	15	CMACLESH1
<a href="#">C4172472</a>	04/03/2018	New Listing	Status	\$384,900		CMACLESH1
<a href="#">C3322288</a>	07/18/2008	Expired	STATUS	\$359,000		CBATTECO
<a href="#">C3322288</a>	06/20/2008	Price Decrease	LISTPRICE	\$359,000	63	CBATTECO
<a href="#">C3308717</a>	05/14/2008	Expired	STATUS	\$387,900	60	CBATTECO
<a href="#">C3322288</a>	04/18/2008	New Listing	STATUS	\$367,900		CBATTECO
<a href="#">C3308717</a>	04/14/2008	Conditional Terminated	STATUS	\$387,900	60	CBATTECO
<a href="#">C3308717</a>	02/14/2008	New Listing	STATUS	\$387,900		CBATTECO
<a href="#">C2175678</a>	06/22/2001	Sold	STATUS	\$163,000	11	CPALMETA
<a href="#">C2175678</a>	06/11/2001	New Listing	STATUS	\$164,900		CPALMETA
<a href="#">C9350734</a>	07/06/1993	Sold	STATUS	\$118,000	19	CTWOMETI
<a href="#">C9350734</a>	06/17/1993	New Listing	STATUS	\$122,500	0	CTWOMETI
<a href="#">C8915853</a>	08/14/1989	Sold	STATUS	\$95,000	53	CBANKSJA
<a href="#">C8915853</a>	06/22/1989	New Listing	STATUS	\$99,900	0	CBANKSJA
<a href="#">C8217324</a>	08/18/1982	Expired	STATUS	\$108,900	69	CPETROPA
<a href="#">C8217324</a>	06/11/1982	New Listing	STATUS	\$108,900	0	CPETROPA

Search Criteria

Property Type is 'Detached'

Status is 'Active'

Street Number is '12'

Community is 'Sundance'

Selected 1 of 1 result.