

331 Sunvale Drive SE
Calgary, Alberta

MLS # A2247936



\$550,000

Division:	Sundance		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached, Workshop in Garage		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions:	N/A
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Large Bright Bi level with open space layout 4 Bedrooms 3 up and 1 down with (4 piece on the main floor and a 3 piece bathroom en suite on the master bedroom) and another 3 piece bathroom & a Large Rec /Living room in the basement , Lake Access ,Renovated in July/ Aug 2025 Seller spent more than \$30,000 , Seller has never lived in the house , seller is related to the listing Agent, foundation is wood , Calgary Tree Experts are going to Removal of Amur Cherry Tree in Front of Property Chip/Remove all Brush/Debris and Dispose Cut and Stack all Firewood/Logs (12-16 inch lengths) Complete Clean-up/ Poison all Weeds along Perimeter of House / please see in the supplements of the list of work they will do before the 30th of Aug 2025 the seller will pay \$2572.50