# \$799,000 - 46 Sun Harbour Road Se, Calgary

MLS® #A2244505

# \$799,000

5 Bedroom, 4.00 Bathroom, 1,828 sqft Residential on 0.12 Acres

Sundance, Calgary, Alberta

SHOW 10/10 | BEAUTIFULLY RENOVATED 2 STOREY HOME | NEW LEGAL SUITE BASEMENT 2 BEDS | EASY ACCESS TO MAJOR ROAD | CLOSE TO ALL LEVEL OF SCHOOL | LAKE ACCESS | CLOSED TO FISH CREEK PARK. Welcome to your dream home in the heart of Sundance, one of Calgary's most sought-after lake communities! This beautifully renovated 5-bedroom, 3.5-bathroom detached home offers over 2,600 sq ft of comfortable living space, perfectly situated on a fully landscaped lot with a south-facing backyardâ€"ideal for soaking up the sun or entertaining guests. Stepping inside to find an open-concept main floor with large windows and natural light throughout. Cozy living room with fireplace and custom built-ins. All bathroom have been renovated with modern fixtures and finishes. Updated cabinetry, stainless steel appliances, and a cozy breakfast nook. The upper floor offer 3 bedrooms, including a primary bedroom with a private ensuite and a walk-in closet. The LEGAL SUITE basement offers another 2 bedrooms, a full bath, living room, separate laundry, separate entrance, very convenient for family usage or additional rental opportunity. The oversized double garage is attached providing ample space for parking and storage. Outside enjoy a private backyard with mature trees and a patio area for summer BBQs. Recent Renovations & Upgrades includes: New Furnace(2016), Windows(2017), Patio Doors(2021), Water







Heater(2016), Eavestroughs(2018), Flooring (2023), Counter Top (2023), Some New Appliances, and New Legal Suite Basement. Prime location with Full access to Sundance Lake for swimming, skating, and paddleboarding, steps from Fish Creek Park, top-rated schools, shopping, and public transit. Homes in Sundance with this level of care and upgrades don't come around often. Whether you're looking to settle into a vibrant community or invest in a move-in-ready property, 46 Sun Harbour Road SE is the perfect opportunity. Book your showing today, this home won't last long.

#### Built in 1989

#### **Essential Information**

MLS® # A2244505 Price \$799,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,828 Acres 0.12 Year Built 1989

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 46 Sun Harbour Road Se

Subdivision Sundance
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3B1

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached, Oversized

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

E' 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Garden, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### Additional Information

Date Listed July 30th, 2025

Days on Market 2

Zoning R-CG HOA Fees 305

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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