



## 9 Sunvale Crescent Calgary Alberta

\$639,000

FULLY RENOVATED BUNGALOW WITH A 2 BEDROOM ILLEGAL SUITE - Wonderful 5 bedroom home in the desirable SE lake community of Sundance - This home has a functional floor plan & large 22'x22' detached double garage. The main floor has a large sunny living room and dining area leading into the kitchen with a centre island and ample cabinet & counter space. NEWLY UPDATED KITCHEN CABINETS AND NEW GRANITE COUNTERTOPS, BACKSPLASH, APPLIANCES, NEW LIGHTING & PLUMBING, NEW FLOORING, THIS HOMES LOOKS AND SMELLS LIKE A NEW HOME!! There is a spacious master bedroom with a large closet plus two additional good-sized bedrooms and 3-piece family bathroom. An additional side entrance leads you to the fully finished 2 bedroom ILLEGAL basement (suite) the basement has recently been finished with permits not including the kitchen. PROPERTY IS CURRENTLY AN AIR BNB RENTAL GENERATING \$5,000 MONTHLY UP AND DOWN. Furniture is also available for purchase and can be negotiated SHOWS 10/10 (id:6769)

Other 3.81 M x 3.43 M  
 Living room 5.44 M x 3.71 M  
 Furnace 3.23 M x 1.47 M  
 Laundry room 1.50 M x 1.45 M  
 3pc Bathroom 2.39 M x 2.01 M  
 Bedroom 5.44 M x 2.67 M  
 Bedroom 3.51 M x 3.33 M

Primary Bedroom 4.14 M x 3.20 M  
 3pc Bathroom 2.80 M x 1.47 M  
 Bedroom 3.20 M x 2.26 M  
 Bedroom 3.10 M x 2.54 M  
 Kitchen 3.35 M x 2.64 M  
 Dining room 3.23 M x 2.34 M  
 Living room 4.44 M x 4.34 M

Listing Presented By:



Originally Listed by:  
 Real Broker

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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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