

**52 Sunvale Mews SE
Calgary, Alberta**

MLS # A2288256



\$515,000

Division:	Sundance		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Level		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Discover this promising investment opportunity in Calgary, where you can unlock value through targeted renovations and upgrades. The main floor boasts a custom open layout, featuring large kitchen, dining, family and living areas plus a half bathroom, ideal for modern living. Upstairs, three generously sized bedrooms await, along with a full bathroom, with the primary featuring vaulted ceilings for added spaciousness and a sizeable ensuite. A skylight on the second-floor landing brings in natural light. The basement has been recently renovated, offering versatile space and an added room for flexibility. Additional highlights include a fenced backyard for privacy, a double garage with convenient access from the cul-de-sac street, a new hot water tank, and a roof and furnace in good shape. This property provides a solid foundation for personalization. The neighbourhood features all the amenities you could ask for as well as Clubhouse Access which includes beach, lake and courts among other great services!