

# \$520,000 - 140 Sunlake Gardens Se, Calgary

MLS® #A2252825

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.08 Acres

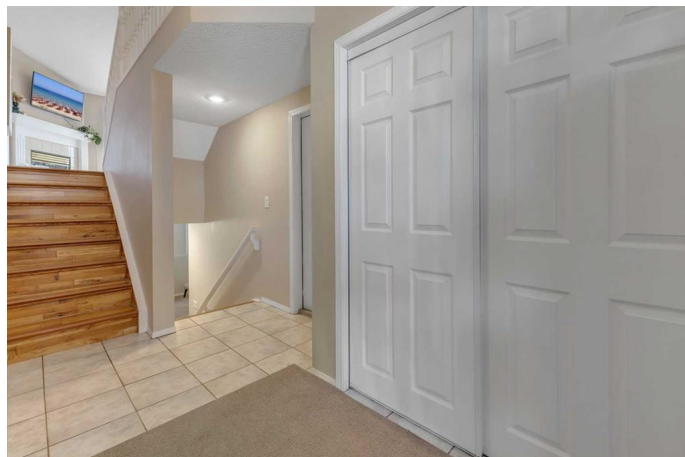
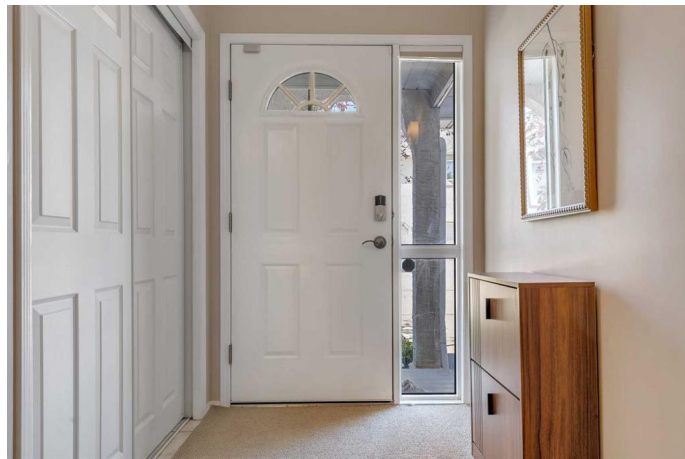
Sundance, Calgary, Alberta

This bright and spacious townhome offers 3 bedrooms, 3 full bathrooms, and an upstairs laundry for convenience. You™ll love the double attached garage plus a driveway that fits 2 vehicles, making parking effortless for family and guests. Inside, soaring vaulted ceilings and large windows create an airy, welcoming feel, with natural light flowing through every level—including the finished basement.

The home has been thoughtfully updated with new windows throughout, new patio door, and added insulation in the attic, enhancing both efficiency and style. The large kitchen features a double oven electric range, new dishwasher, and added counterspace perfect for everyday cooking or entertaining. Step outside to enjoy your back deck stepping down to your lawn, ideal for summer barbecues or relaxing outdoors, or playing games with your loved ones!

The complex is quiet, pet-friendly, and well-maintained, offering peace of mind and a strong sense of community. Living in Sundance also means exclusive lake access with year-round activities—swimming and beach days in summer, skating in the winter. Plus, you™re only minutes from Fish Creek Park™s extensive pathways and part of a top-rated school system for all ages.

If you™re searching for an updated,



move-in ready home with space, storage, and a fantastic lifestyle—this is the one!

Built in 1992

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252825      |
| Price          | \$520,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,311         |
| Acres          | 0.08          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 140 Sunlake Gardens Se |
| Subdivision | Sundance               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 3G4                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage, Vaulted Ceiling(s), Vinyl Windows                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other                                                        |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 6                 |
| Zoning         | M-CG d111         |
| HOA Fees       | 320               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.