



\$ 430,000.00

## 39 SUNMOUNT ROAD SE CALGARY

<https://paulbrinton.com>

REDUCED PRICE!! If you're looking for an affordable detached in the highly coveted Lake Sundance area, then here you go! This property is over 2200 sq ft total and partially renovated, simply awaiting your taste and finishing touches. 4 bedrooms, 3 bathrooms and a kitchen that sparkles. Main floor includes...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1146320

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-12 19:21:13

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 09/15/21

**Two Piece Bath:** 1

**Lot size:** 3638 sq ft

**Year built:** 1986

**Parking:** None

## PROPERTY FEATURES

**Fireplace:** 1

**Association Amenities:** Beach  
Access, Recreation Facilities

**Community Features:**  
Fishing, Lake, Park, Schools  
Nearby, Playground, Tennis Court(s)

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** High Ceilings, Kitchen  
Island, Recreation Facilities, Tankless Hot  
Water

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet, Laminated, Linoleum

**Fireplace Features:** Gas, Wood Burning

**Exterior Features:** None

**District:** CAL Zone S

**Inclusions:** Shed

**Lot Features:** Back Lane, Front  
Yard, Landscaped

**Heating Type:** Fireplace(s), Forced Air

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Levels:** 4 Level Split

**Laundry features:** Lower Level, Main Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 385.27

**Title Land:** Fee Simple

**Photo Count:** 36

**Rooms Above Grade:** 7

**Construction Materials:** Stucco

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 13M 42`8"

**Appliances:** Dishwasher,Dryer,Electric Oven,ENERGY STAR Qualified Appliances,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings

**Living Area SF:** 1168.00

**Subdivision Name:** Sundance

**Structure Type:** House

**Lot Size Acres:** 0.08

**Outbuildings:** Shed

**Restrictions:** None Known

