

**19 Sunlake Gardens SE
 Calgary, Alberta**
MLS # A2277645
\$525,000


Division:	Sundance	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,501 sq.ft.	Age: 1992 (34 yrs old)
Beds:	3	Baths: 2
Garage:	Driveway, Oversized, Single Garage Attached, Titled	
Lot Size:	0.08 Acre	
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape	

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	N/A		

OPEN HOUSE Sunday the 8th 12-2pm Welcome to this beautifully updated, move-in-ready townhome in one of the best locations within the complex. Offering 3 bedrooms and 2 bathrooms, this bright and spacious home features two private decks, including one with direct access to the beautifully landscaped courtyard—one of only a few units with this rare feature. The renovated kitchen showcases granite countertops, modern appliances, and updated finishes, opening to a large living and dining area ideal for everyday living and entertaining. The main level features laminate flooring, while the lower level offers durable vinyl flooring and a cozy fireplace. Recent upgrades include a new furnace, A/C, motorized living-room blinds, and a renovated bathroom. Parking is convenient with a single attached garage plus driveway. Located in the desirable lake community of Sundance, enjoy year-round lake access and close proximity to Fish Creek Park, schools, and amenities. A fantastic opportunity to own a stylish, well-maintained home with a truly unique outdoor feature.