

\$775,000 - 46 Sun Harbour Road Se, Calgary

MLS® #A2256574

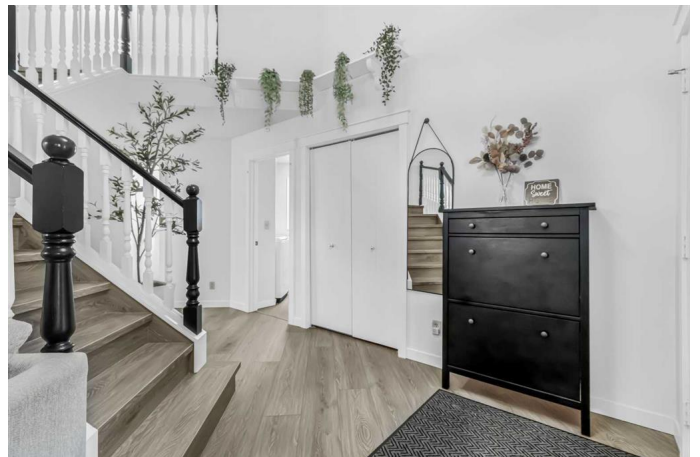
\$775,000

5 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

SHOW 10/10 | BEAUTIFULLY RENOVATED 2 STOREY HOME | NEWLY LEGAL SUITE BASEMENT 2 BEDS being used as Air BNB producing Great Income | EASY ACCESS TO MAJOR ROAD | CLOSE TO ALL LEVEL OF SCHOOL | LAKE ACCESS | CLOSED TO FISH CREEK PARK. Welcome to your dream home in the heart of Sundance, one of Calgary's most sought-after lake communities! This beautifully renovated 5-bedroom, 3.5-bathroom detached home offers over 2,600 sq ft of comfortable living space, perfectly situated on a fully landscaped lot with a south-facing backyard—ideal for soaking up the sun or entertaining guests. Stepping inside to find an open-concept main floor with large windows and natural light throughout. Cozy living room with fireplace and custom built-ins. All bathroom have been renovated with modern fixtures and finishes. Updated cabinetry, stainless steel appliances, and a cozy breakfast nook. The upper floor offer 3 bedrooms, including a primary bedroom with a private ensuite and a walk-in closet. The LEGAL SUITE basement offers another 2 bedrooms, a full bath, living room, separate laundry, separate entrance, very convenient for family usage or additional rental opportunity. The oversized double garage is attached providing ample space for parking and storage. Outside enjoy a private backyard with mature trees and a patio area for summer BBQs. Recent Renovations & Upgrades includes: New Furnace(2016),



Windows(2017), Patio Doors(2021), Water Heater(2016), Eavestroughs(2018), Flooring (2023), Counter Top (2023), Some New Appliances, and New Legal Suite Basement. Prime location with Full access to Sundance Lake for swimming, skating, and paddleboarding, steps from Fish Creek Park, top-rated schools, shopping, and public transit. Homes in Sundance with this level of care and upgrades donâ€™t come around often. Whether you're looking to settle into a vibrant community or invest in a move-in-ready property, 46 Sun Harbour Road SE is the perfect opportunity. Book your showing today, this home won't last long.

Built in 1989

Essential Information

MLS® #	A2256574
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Sun Harbour Road Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	305
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.