

\$675,000 - 81 Sundown Manor Se, Calgary

MLS® #A2249725

\$675,000

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.12 Acres

Sundance, Calgary, Alberta

EXCELLENT OPPORTUNITY in SUNDANCE
â€” one of Calgaryâ€™s most popular
communities! You will LOVE this BEAUTIFUL
BUNGALOW on a CORNER LOT (with no
sidewalk to shovel) close to the LAKE,
BEACH, parks, and schools.

This home offers great curb appeal with
STUCCO exterior and a NEWER ROOF.
Inside, youâ€™ll be impressed by the
VAULTED ceilings and BRIGHT, OPEN
layout. The spacious kitchen features
STAINLESS STEEL appliances, GRANITE
countertops, a large ISLAND, and dining area.
The living room is highlighted by a cozy
FIREPLACE.

The main floor includes 2 bedrooms and a den
(easily used as a 3rd bedroom), including a
primary suite with a lavish ENSUITE complete
with jetted tub and separate shower. A second
FULL bathroom completes the main level.
The FINISHED basement offers a large
family/rec room, WET BAR, 2 additional
bedrooms, a FULL bathroom, laundry, and
plenty of storage. Stay cool with CENTRAL
AC.

Enjoy the LARGE CEDAR fenced,
low-maintenance backyard with irrigation
system, MASSIVE 2-tier DECK, outdoor WET
BAR, sauna, and a DOUBLE ATTACHED
HEATED GARAGE.

EXCEPTIONAL VALUE! Walking distance to
Fish Creek Park with easy access to Stoney
Trail and Macleod Trail. Donâ€™t miss this
BEAUTIFUL HOME with LAKE ACCESS!



Built in 1994

Essential Information

MLS® #	A2249725
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,477
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	81 Sundown Manor Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3H7

Amenities

Amenities	Beach Access, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Brick, Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025
Days on Market 9
Zoning R-CG
HOA Fees 320
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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.