

# \$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      | Park, Playground, Beach Access                   |
| 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        | Gas, Living Room, Basement             |
| 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        14  
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.