

# \$659,900 - 17 Sundown Way Se, Calgary

MLS® #A2227518

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,957 sqft

Residential on 0.10 Acres

Sundance, Calgary, Alberta

Welcome to 17 Sundown Way SE—an excellent opportunity to own in the highly sought-after lake community of Sundance! This well-maintained home offers solid value with thoughtful updates and a functional layout, perfect for first-time buyers, investors, or those looking to personalize over time. Step inside to find engineered hardwood flooring throughout the main level, adding warmth and durability to the living spaces. The kitchen features granite countertops, providing a sleek and stylish workspace and leads to a cozy family room with a wood burning fireplace. The main floor layout also offers a bright, spacious formal living and dining area—ideal for family living or entertaining as well as a function flex room which could be a great office. Upstairs, you’ll find three comfortable bedrooms, including a roomy primary suite, and a full bath. The partially finished basement is ready for future development to suit your needs—whether as a rec room, home office, or extra storage. Outside, enjoy a sunny west facing backyard with space to garden or relax in the hot tub. Located on a quiet street and just a short walk to schools, parks, and Sundance Lake, where year-round activities include swimming, skating, paddleboarding, and more! An affordable entry into one of Calgary’s best family-friendly communities—don’t miss your chance to make Sundance your home community!



Built in 1990

## Essential Information

MLS® #	A2227518
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,957
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

## Community Information

Address	17 Sundown Way Se
Subdivision	Sundance
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B8

## Amenities

Amenities	Beach Access, Boating, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-CG
HOA Fees	299
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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