

# \$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        2  
Zoning                   R-CG  
HOA Fees               320  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX House of Real Estate

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