

# \$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 | 4              |
| Zoning         | R-CG           |
| HOA Fees       | 299            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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