



10 Sundance Court

1474 sq. ft. 2 bedrooms, 2 bathrooms, + den

\$924,935.21

Market Value

81.03%

Homeowner Equity

\$749,475.00

Price To Buyer

Type: Townhouse Year Built : 2001

Annual taxes: \$4052 (2025)

Possession: January 2026

ABOUT

Bright and spacious townhouse with recent renovations and versatile outdoor spaces.

This turnkey property showcases an open-concept living room, kitchen, and dining room. The dining room extends to a large balcony at the rear, while the front features a spacious porch, front yard, and two paved parking spaces.

The upper floor features the primary bedroom with a walk-in closet and a private 4-piece bathroom, offering stunning views of Cascade Mountain.

The lower level boasts a second bedroom, a 4-piece bathroom, and a multipurpose den with direct outdoor access. A large utility room, equipped with a sink and built-in storage, completes this floor.

SALE INCLUSIONS

Kitchen: Fridge, stove, dishwasher, microwave.

Basement: Washer, dryer, utility room sink, gear shelves.

Other: Window coverings and light fixtures.

Style

Townhouse

Exterior

Wood/Stucco

Roof

Asphalt

Construction

Wood Frame

Foundation

Concrete Poured

Parking

Two paved parking stalls

Heat/Air

Forced Air

Fuel

Natural Gas

Water

Municipal

Sewer

Municipal

Legal

Lot 19. UF 477.
Plan 0110721.

IMPROVEMENTS AND RENOVATIONS

- Replacement of light fixtures, ceiling fans, kitchen faucet, shower hardware, and heat vents.
- Professional painting of interior
- Installation of the AquaMaster Pro water softener system and a 50-gallon Polaris gas boiler (2022)
- Extensive landscaping, deck renovation, and implementation of fire-smart precautions.



BANFF HOUSING CORPORATION

10 Sundance Court

1474 sq. ft. 2 bedroom, 2 bathroom, + den



Located in a quiet cul-de-sac, this multi-level townhouse offers spacious accommodations with recent renovations and an open-concept design.

Highlights:

- Turnkey property with recent updates, including cosmetic enhancements, landscaping, upgraded hardware, a redesigned utility room, and a new boiler.
- Open-concept main floor featuring kitchen, living, and dining areas.
- Upper level features primary bedroom, with walk in closet, and bathroom
- Large windows throughout provide abundant natural light.
- Lower level includes a bedroom, bathroom, versatile den, and utility room.
- Outdoor spaces include an entryway porch, a generous deck at the property's rear, and a front lawn.
- Stunning mountain views from the primary bedroom.
- A 20-minute walk to Banff Avenue, with close proximity to Roam Transit bus stops (Route #1).



Main Level

- Open concept kitchen, living, and dining areas with high ceilings and windows on three sides, providing natural light.
- Bright kitchen with dining space that opens to a large multipurpose deck with mountain view.
- Front of the property features a large porch, lawn, and two paved parking stalls.

Upper Level

- Spacious and private primary bedroom located on its own floor.
- Views of Cascade Mountain.
- Large walk in closet.
- Modern 4-piece bathroom



Lower Level

- Second bedroom with updated flooring.
- Multipurpose den with large windows and direct access to outdoors.
- 4-piece Bathroom.
- Utility room with washer/dryer,
- Generous cupboard/gear storage area.



Improvements and Renovations

Main Floor

- Custom Shade-o-Matic blinds, new baseboard and window trims (2020).
- LG slide in convection stove with glass top with matching overhead microwave (2022).
- Rear deck extension at owners cost (2024).
- Front yard landscaping including new sod, levelling of grass, addition of rock borders, and replacement of mulch with rock in garden beds (2025). Brick storage pad (2020)

Lower Floor

- Partial renovation of utility room with addition of utility sink, carpet tiles and gear shelving (2023)
- Carpet replacement with memory foam underlay in bedroom and all staircases (2021)

Household

- AquaMaster Pro water softener system (2022).
- 50 Gallon Polaris Gas Boiler (2022)
- Replacement of light fixtures, ceiling fans, kitchen faucet, shower hardware, and heat vents (2020).
- Professional painting of entire house with door painting and ceiling spackle removal (2020-2024).
- Exterior light fixtures (2025).

Condo Association projects

- Rear deck, railing replacement, and front door (2024). Front deck railing replacement, exterior trim paint, and stucco repairs (2025).
- Replacement of window in primary bedroom and kitchen. (2025).



Fees & Utilities

Estimates are based on 3-person occupancy.

- Gas/electrical - \$180 per month.
- Sewer/water - \$100 per month.
- Property taxes - \$4052 annually (2025).

Condo Association

Professional Management Company: Asset West

Condo Fees - \$565 per month

Fee Inclusions

- Property exterior
- Common property including decks and yards.
- Financial reporting and collection of condo fees.
- Facilitate 2 meetings per year.

All common property work, condition assessments, and contractors are coordinated by board members.

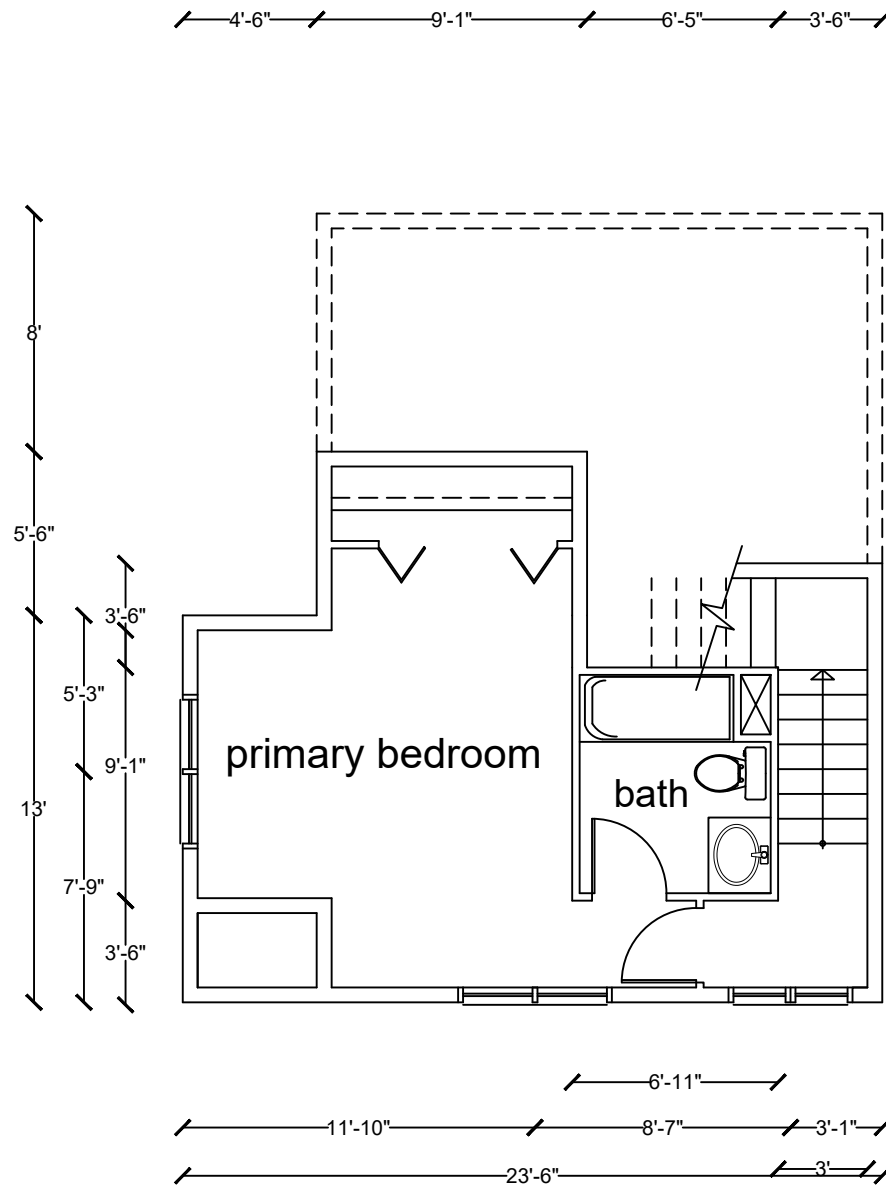
Inclusions

Kitchen: Stove (2022) Microwave (2022), Fridge (2015), Dishwasher (original).

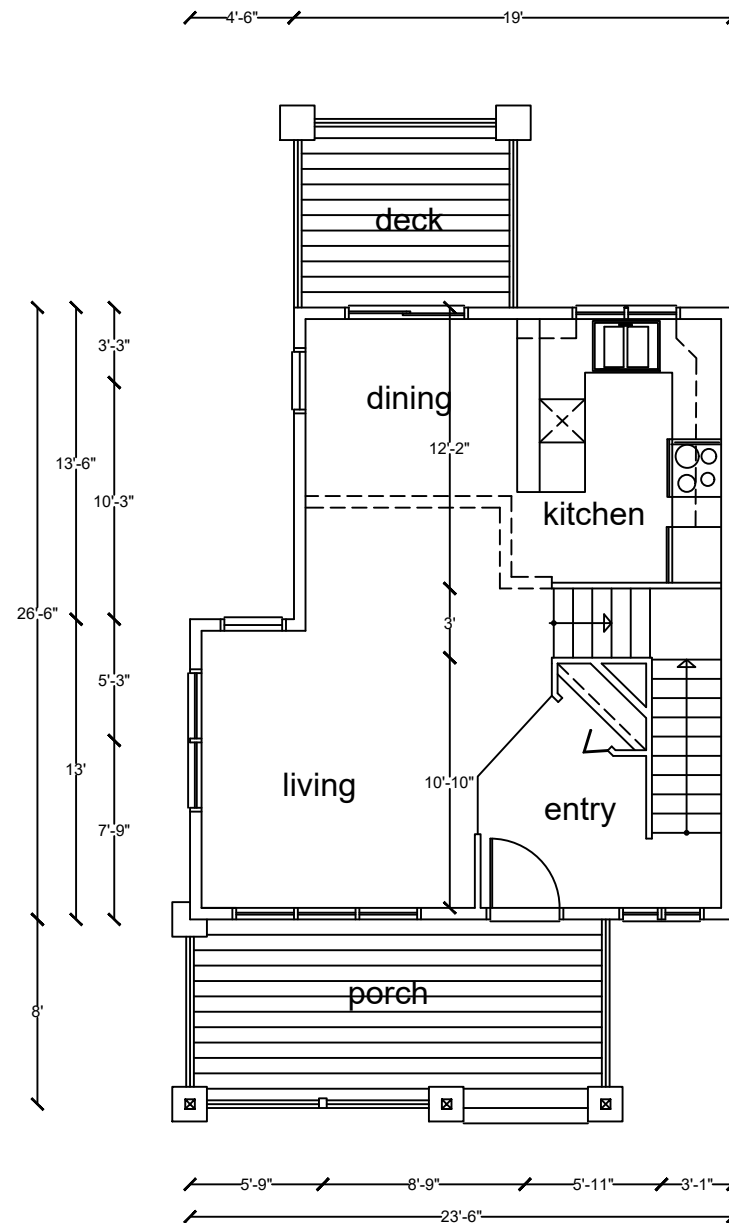
Utility Room: Washing Machine (2015), dryer (2015), utility room sink (2023), gear shelves (2023).

Other: Main floor blinds (2020).

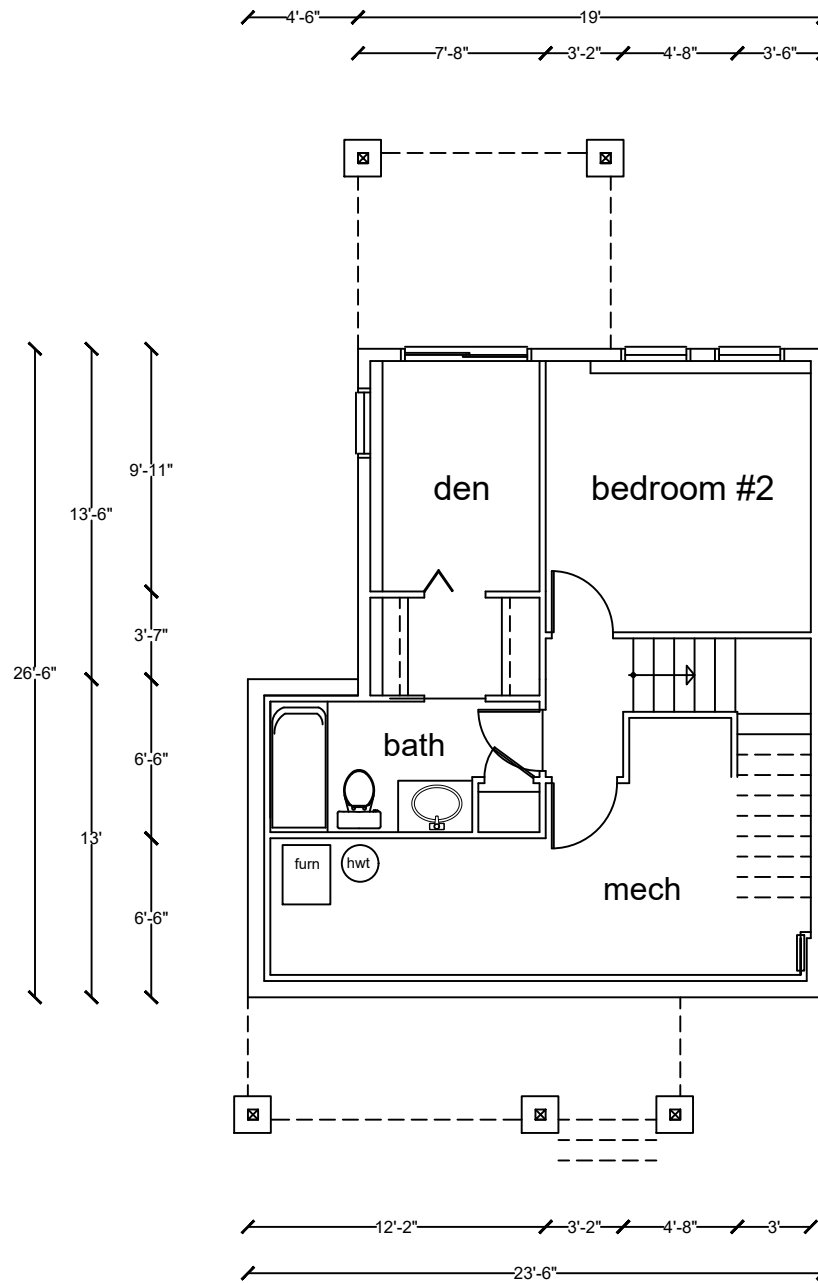




Upper Level Floor Plan



Main Level Floor Plan



Lower Level Floor Plan