



GRASSROOTS
REALTY GROUP

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38 Vandoos Villas NW Calgary, Alberta

MLS # A2245446



\$574,900

Division:	Varsity		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,231 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Horizon Village Varsity, an adult (55+) villa located in the highly desirable community of Varsity. This well-maintained home offers over 1,100 square feet on the main floor, backing south onto a beautiful private park and situated close to all amenities, including shopping, public transportation, the University of Calgary, Foothills Hospital, Nose Hill Park, and Silver Springs Golf Course. The main level features hardwood flooring throughout, a streamlined and efficient kitchen with a separate eating nook, and patio doors leading to a spacious deck with an awning overlooking the park. The primary bedroom includes his and hers closets and a private 2-piece ensuite, and the main floor also offers a bright living and dining area, a 2nd bedroom, a 4-piece bathroom, and convenient main floor laundry. The fully developed lower level includes a large family room, an additional bedroom, a workshop, and ample storage space. The single attached garage is drywalled and insulated with a rubber flooring surface. This well-managed complex provides residents with access to a clubhouse, party room, exercise area, and a full kitchen for social or leisure activities. This is a wonderful opportunity to enjoy comfortable and carefree adult living in one of Calgary's most sought-after neighborhoods—call today for your private viewing!