



**22 Vandoos Gardens NW
Calgary, Alberta**

MLS # A2294041



\$589,000

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,325 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	Direct Control (DC (pre 1
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

DOUBLE ATTACHED GARAGE | BUNGALOW | + 50 ADULT LIVING | POLY-B REMOVED Rare bungalow opportunity in the highly sought-after 50+ community of Vandoos Gardens in Varsity! This well-maintained 3 Bed 3 bath corner-lot home offering the perfect blend of comfort, convenience, and community in Calgary's desirable NW. This bungalow features a double attached garage (insulated), providing ample space for parking and storage. The main floor offers a functional layout with a spacious family room and large flex/dining area perfect for entertaining, with access to the private sunny rear patio (west facing), that expands the entertainment space on warm summer days. The primary bedroom is generously sized (walk in closet) and includes a 4-piece ensuite and a 2nd main floor bedroom that could also be used as a home office / den. The fully developed lower level expands the living space to over 2,600 sq ft total developed area and offers exceptional flexibility with areas for entertaining (built in wet bar), watching TV or games room. There is a 3rd bedroom and 4 piece bath perfect for when guests come to visit. Recent mechanical work will provide decades of stress free living with Polly-b piping recently replaced (2022), Hot Water Tank (2022), Furnace (2025). Residents of Vandoos Gardens enjoy a true sense of community along with access to the clubhouse, complete with a full kitchen, library, and a variety of social activities. Located in the heart of Varsity, this home is close to everything you need, including Market Mall, restaurants, shopping, parks, and essential services. Varsity remains one of Calgary's most desirable neighbourhoods thanks to its strong community feel, mature setting, and outstanding access to amenities. Easy to show and quick possession available.