



**GRASSROOTS**  
REALTY GROUP

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## 34 Vandoos Villas NW Calgary, Alberta

**MLS # A2209825**



# \$449,000

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                         |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 959 sq.ft.                      | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | -                               |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped, Level    |               |                   |

|                    |                                                   |                   |        |
|--------------------|---------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 405 |
| <b>Basement:</b>   | Finished, Full                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Laminate Counters |                   |        |

**Inclusions:** none

Welcome to this beautifully located bungalow in highly sought after Horizon Village in Varsity. Perfectly situated close to all essential amenities. Just minutes away from Nose Hill, Market Mall, Brentwood, and Dalhousie shopping centers, as well as the Foothills Hospital, this home offers exceptional convenience. Public transportation, including the nearby C-Train station, makes commuting a breeze, and easy access to Stoney Trail&mdash;both east and west&mdash;ensures smooth travel around the city. This charming corner unit bungalow offers a single front-drive garage complete with an automatic door opener. The home faces a green belt and backs onto a West facing common area green space, providing exceptional privacy and a peaceful atmosphere. Step inside to an inviting open-concept connecting the kitchen, dining room, and living room. Newer hardwood flooring in the living room and dining room area adds warmth and style. The main floor features two generous bedrooms, including a spacious master bedroom looking onto the inner park space. Both bedrooms are carpeted and offer ample closet space. The kitchen boasts classic oak cabinetry and matching doors, lending a touch of character to the space. One four piece bath between the two bedrooms as well as upstairs laundry for your convenience. The living and dining areas are flooded with natural light from large windows that frame views of the green area behind the home. A patio door from the dining area leads to a good-sized deck, complete with a gas outlet&mdash;perfect for outdoor entertaining or quiet evenings enjoying the view. Downstairs, you'll find a large recreation room and a three-piece bathroom, offering plenty of space for relaxation or hobbies. This home is part of a vibrant 50+ adult community, that includes access to a clubhouse where residents can enjoy regular social events and

build lasting connections with neighbors. The HOA fees include the snow removal and the lawn care. Well managed and maintained complex. This is a wonderful opportunity to embrace a comfortable lifestyle in a peaceful, well-connected neighborhood.