

# \$449,000 - 34 Vandoos Villas Nw, Calgary

MLS® #A2209825

**\$449,000**

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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 Trailâ€™both east and westâ€™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 outletâ€”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.

Built in 1988

**Essential Information**

MLS® #	A2209825
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow

Status	Active
--------	--------

## Community Information

Address	34 Vandoos Villas Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4W3

## Amenities

Amenities	Clubhouse, Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	DC

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.