

\$574,900 - 38 Vandoos Villas Nw, Calgary

MLS® #A2245446

\$574,900

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

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!

Built in 1988



Essential Information

MLS® #	A2245446
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	38 Vandoos Villas Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4W3

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Awning(s)
Lot Description	Few Trees, Landscaped, Level, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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