



THE
A-TEAM

**RE/MAX
FIRST**

21 VANDOOS Villas, Calgary T3A 4W4

MLS® #: **A2163274** Area: **Varsity** Listing Date: **09/05/24** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1988**

Finished Floor Area
 Abv Sqft: **1,097**
 Low Sqft:
 Ttl Sqft: **1,097**

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Lawn,Landscaped,Underground Sprinklers,Private,Secluded**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Balcony,BBQ gas line**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 13`1"	Dining Room	Main	13`10" x 10`6"
Kitchen With Eating Area	Main	13`2" x 12`7"	Bedroom - Primary	Main	14`2" x 10`7"
Bedroom	Main	10`10" x 8`9"	Bedroom	Basement	15`5" x 10`10"
Family Room	Basement	21`6" x 9`5"	Game Room	Basement	13`6" x 13`3"
3pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$419

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8810915**

Remarks

Pub Rmks: **Looking for a villa in a prime location in one of NW Calgary's premier +55 complexes? Step inside to this exceptionally well-maintained home. This lovely condominium with two main floor bedrooms, three-piece ensuite and main bathroom, offers a relaxed lifestyle. The home has gleaming hardwood in the living room, dining room & bedrooms. The very large bright kitchen is at the back of the home, has extensive cabinetry, a pantry, lots of counter space and a dining area. The main floor laundry makes laundry day convenient. There is also a laundry hook up downstairs, if preferred. On the lower level you can hang out in the spacious cozy family room with a gas fireplace. The large recreation room could be used for your games room or exercise room. All this with another downstairs bedroom and four-piece bathroom. Tucked neatly in the utility area is an extensive storage space and root cellar. The SOUTH exposed deck is >150 sq ft and larger than most in the complex. BONUS there is a fabulous AWNING that creates great comfort on the secluded private location throughout the summer months. "HORIZON VILLAS VARSITY," is a very well managed complex, offering all the amenities of the Clubhouse and Party room. There are all sorts of activities if you wish to get involved in the camaraderie. Walking distance to Market Mall, and Nosehill Park. Close to UofC, the Foothills hospital, Silver Springs Golf Course and much more. Book your private showing today.**

Inclusions: **N/A**
Property Listed By: **Calgary West Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123