



**GRASSROOTS**

REALTY GROUP

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**16 Vandoos Gardens NW  
Calgary, Alberta**

**MLS # A2306966**



**\$584,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Central, Standard, Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Free standing closet in garage		

Welcome to this beautifully renovated bungalow duplex, ideally located in a vibrant 55+ community. This bright and inviting home offers a warm, welcoming atmosphere throughout the main floor. The thoughtfully updated interior showcases wide plank vinyl flooring that flows seamlessly across the main level. The fully renovated kitchen is both stylish and functional, featuring quartz countertops, new cabinetry, soft-close drawers, a wall pantry, and high-quality stainless steel appliances. The unique updated layout includes a convenient 2-piece bathroom on the main floor, while the spacious primary bedroom features a fully redesigned ensuite complete with integrated laundry for added comfort and convenience. A charming front den with built-in bookshelves provides an ideal space for a home office, reading room, or quiet retreat. The basement has been upgraded with full legal egress windows, enhancing both safety and functionality, and features brand new carpeting and baseboards. It also includes a built-in desk in the basement bedroom, along with ample additional storage and an extra laundry space, providing excellent flexibility for everyday living. Extensive renovations completed also include new windows, updated lighting throughout the main floor, new closet doors, and a new front entry door—offering peace of mind and a modern, cohesive finish. Residents enjoy access to a lively amenities building—the true hub of the community—offering a wide range of social activities including potlucks, coffee gatherings, fitness classes, card games, billiards, shuffleboard, floor curling, happy hours, pizza nights, and seasonal celebrations. Conveniently located just off Shaganappi Trail and Crowchild Trail, this home offers excellent access to restaurants, grocery stores, hospitals, cafes, and nearby parks. This is a rare opportunity to own a thoughtfully

renovated home in a welcoming and active 55+ community.