



GRASSROOTS
REALTY GROUP

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6 Vandoos Villas NW
Calgary, Alberta

MLS # A2335521



\$619,900

Division:	Varsity		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,237 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

****OPEN HOUSE SUNDAY 12pm-3pm**** Welcome to 6 Vandoos Villas NW, an exceptional end unit filled with natural sunlight throughout, and offering a turnkey experience. This property exudes pride of ownership and provides an effortless single level living experience in one of Northwest's premier 55+ adult communities. Having undergone a comprehensive professional renovation, this residence blends timeless finishes with everyday functionality. Wide plank European oak hardwood flows seamlessly across the main floor, leading into a gourmet kitchen outfitted with crisp white custom cabinetry, a full wall pantry, built-in hutch, sleek quartz countertops, and premium stainless steel appliances, custom California shutters and new blinds throughout. The open concept living and dining areas connect effortlessly to a private, sunny rear deck, creating a light-filled space perfect for both daily relaxation and hosting guests while central air keeps the interior cool and comfortable. The primary bedroom features a spa-inspired en suite complete with a frameless glass-and-tile shower with a convenient bench, quartz vanity, and imported Italian tile flooring. A versatile second main floor bedroom or flex room, a 4-piece guest bathroom with a tub and shower, and a dedicated laundry room with full-sized appliances round out the main level. The fully developed lower level significantly expands your living space, featuring a massive media and recreation room equipped with a full wet bar, and built-in wine fridge. The third bedroom or den and a third full bathroom offer the perfect setup for overnight guests, crafts, or a private home office, complemented by a utility room and additional dedicated storage room. The villa has an attached garage with additional space for storage or hobbies. The Vandoos Villas community provides an independent lifestyle backed by low maintenance convenience

and a welcoming, active community centered around a private clubhouse for social events. Nestled in the heart of Varsity consistently recognized as one of Calgary's premier mature neighborhoods with its tree-lined streets, including extensive park networks, Varsity Ravine Park, Bowmont Park and Silver Springs Golf & Country Club. There are no shortage of amenities to suit every lifestyle and modern conveniences just minutes away. Market Mall, University District, Northland mall, Dalhousie station, the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital to name a few. Take advantage of the rapid transit access via Crowchild Trail and the nearby LRT to anywhere in the city you wish to go. This fully updated and meticulously maintained Villas offers sophisticated, carefree living at its finest.