47 Vandoos Villas NW

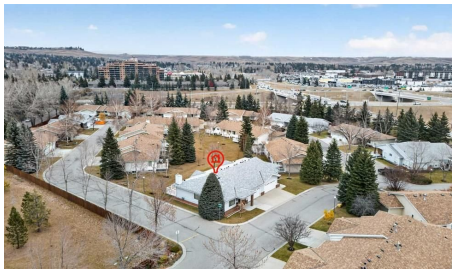
Calgary | Active | MLS® A2355135

$599,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1988**	**1,535.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Rare opportunity here in the exclusive adult community of HORIZON VILLAGE in Northwest Calgary's highly sought-after community of Varsity! Offering maintenance-free 55+ living, this warm & inviting villa - the largest floorplan in the complex, enjoys 2 bedrooms + den, 3 full bathrooms, sunny eat-in kitchen, attached 2 car garage & in 2025…new hot water tank & furnace. Available for quick possession, you'll love the expansive floorplan featuring an oversized living room with South-facing windows, spacious open concept dining room with built-in hutch & bright oak kitchen with island, dining nook with access to the deck & the appliances include a stainless steel Frigidaire stove/convection oven. The primary bedroom has a great-sized walk-in closet & its own ensuite with jetted tub. The lower level is finished with an office/study with built-in desk, 2nd bedroom & another full bath, multi-purpose room…perfect for your home gym or playroom for the grandkids & terrific games/rec room with wet bar, woodstove fireplace & pool table. Main floor also has a home office with built-in desk & bookcase, & another full bathroom with shower. Main floor laundry with space-saving washer/dryer. Residents of HORIZON VILLAGE VARSITY also have access to the clubhouse with its exercise area, party room & kitchen. Unbeatable location next to a park with benches & easy access to Shaganappi & Crowchild Trails taking you to major retail centers (Market Mall, Northland, Crowfoot & Brentwood), hospitals (Foothills Medical Centre, Alberta Children's, Arthur J.E. Child Cancer Centre), Silver Springs golf course, Bowmont Park & LRT.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355135
Bedrooms	2
Bathrooms	3
Year Built	1988
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa

Total Living Area:	1,535.2 sq. ft.
Main Level Finished Area:	1,535.2 sq. ft.
Below Grade Finished Area:	1,146.34 sq. ft.
Condo Fee:	$594.25
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	South
Unit Exposure:	North, South, West
Entry Level:	1
Stories Total:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	1988 (Age: 38)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8810915
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Free Standing, Wood Burning Stove
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Horizon Village Varsity
Community:	Varsity
Amenities:	Clubhouse, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	pool table & accessories. Note: microwave & dishwasher
Restrictions:	Age Restriction - 55+, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Living Room · 19'4" × 14'4" ·
Main Floor	Dining Room · 11'7" × 10'1" ·

Main Floor	Kitchen · 14' × 9' ·
Main Floor	Nook · 11'9" × 9'4" ·
Main Floor	Den · 12'5" × 10'9" ·
Main Floor	Laundry · 3' × 2'11" ·
Main Floor	Bedroom - Primary · 15'10" × 15' ·
Basement	Game Room · 31'4" × 27'9" ·
Basement	Office · 8'11" × 7'1" ·
Basement	Exercise Room · 12'4" × 10'2" ·
Basement	Bedroom · 14'6" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Garden
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Front Yard, Garden, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-vandoos-villas-nw-calgary-a2355135/

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