

# \$889,900 - 120 Vantage Bay Nw, Calgary

MLS® #A2216577

**\$889,900**

4 Bedroom, 3.00 Bathroom, 1,472 sqft

Residential on 0.17 Acres

Varsity, Calgary, Alberta

Welcome home to this lovingly maintained 1471 square foot one-owner bungalow. Located in the sought-after neighborhood of Varsity this 3+1 bedroom, 2 1/2 bath home offers a spacious and functional floor plan. The design features a main floor family room with wood wood-burning fireplace and two door access to your backyard deck. Kitchen with eating area, L-shaped living room/dining room combination, large foyer entrance, 3 spacious bedrooms with 2 piece ensuite, and a remodelled 4-piece bathroom round out the main floor design. The basement is fully developed with a wet bar and a huge recreation room with another wood-burning fireplace - a great place to cozy up to in the winter months. Did anyone say sauna? Yup, there is one. Located in the 3-piece bath for those who want to enjoy the sauna - one of the finer things in life. There is a bedroom, an office, and a large utility room with lots of storage. Utility room features a water softener, washer & dryer, a 5' freezer, a high efficiency furnace, and a new hot water tank replaced last year. This home is located on a very large pie-shaped lot measuring about .17 acres. Lots of room to entertain or for the kids to play, quiet location. Enjoy the large deck with natural gas hookup and a gas fire pit for those special social occasions. Large oversized garage(24' x 24'), perfect for two full-sized vehicles, and the main door has been replaced. Roof shingles are 6 years old, and the windows were updated in 2011 in the



home. Minutes to the University of Calgary, the Children's Hospital, Dalhousie LRT station, and the Silver Springs Golf course. You can walk to Market Mall, or walk your children to the nearby St. Vincent de Paul Elementary School, or go for a walk on the nearby pathways. DONâ€™T miss out â€“ reach out to your favourite Realtor to view or come to either of the "open houses" on Saturday, May 3rd, or Sunday, May 4th from 2:00 pm to 4:30 pm. Come on by, see you then!

Built in 1973

**Essential Information**

MLS® #	A2216577
Price	\$889,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	120 Vantage Bay Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 1X8

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener,

	Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sauna, Separate Entrance, Storage, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Mantle, Raised Hearth, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
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