



THE
A-TEAM

**RE/MAX
FIRST**

4803 VIENNA Drive, Calgary T3A 0W7

MLS®#: **A2140389**

Area: **Varsity**

Listing Date: **06/14/24**

List Price: **\$785,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,156**

Low Sqft:

Ttl Sqft: **1,156**

Lot Information

Lot Sz Ar: **6,630 sqft**

Lot Shape:

DOM

24

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot,Cleared,Corner Lot,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,Treed,Views**

Park Feat: **Double Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Metal Siding ,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Central Vacuum,Kitchen Island,Laminate Counters,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Track Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	11`5" x 4`11"
Bedroom	Main	11`9" x 9`5"
Kitchen	Main	17`2" x 14`3"
Bedroom - Primary	Main	11`5" x 10`5"
Family Room	Basement	12`9" x 13`3"
Laundry	Basement	10`11" x 21`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`10" x 8`4"
Dining Room	Main	12`0" x 9`2"
Living Room	Main	13`3" x 13`11"
3pc Bathroom	Basement	10`9" x 4`11"
Bedroom	Basement	10`10" x 10`5"
Game Room	Basement	12`8" x 17`10"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **4308JK**

Remarks

Pub Rmks: **HOME SWEET HOME! This is your exciting opportunity to call Varsity home in this exceptionally renovated, fully developed bi-level home situated on a family friendly street on a spacious, private corner lot with mature landscaping. Heading inside you will fall in love with the perfect mix of original character complimented by recent renovations including new baseboards/trim throughout, fresh paint throughout, brand new hot water tank, newer high efficiency furnace, exterior paint (2024), replaced and painted fence (2023), new interior doors (2022), new carpet and paint in basement (2022) and a fully renovated kitchen (2021). The main floor offers a terrific open concept layout with a spacious living room with massive picture windows flooding the space in natural sunlight, a formal dining area, bright breakfast nook and the upgraded gourmet chef's kitchen complete with custom built cabinetry, stainless steel appliances, a convenient movable island, stylish backsplash and countertops. Completing the floor is two generous sized bedrooms, the master retreat and a 4 piece bathroom. The fully finished basement boasts a huge family/recreation room perfect for a growing family or entertaining, a 4th bedroom, another wonderful 4 piece bathroom, tons of storage space in the laundry room. Outside, your home offers amazing curb appeal with mature trees giving you the feeling of a private oasis and the backyard is fully fenced and beautifully landscaped with lots of garden space. The double detached garage has one parking spot and an incredible workshop on the other side along with a storage space above. This desirable location is close to Sir Winston Churchill High school, University of Calgary, Market Mall, Foothills Hospital, pathway system, parks, popular restaurants and bars, shopping, public transportation and major roadways. Don't miss out on this GEM, book your private viewing today!**

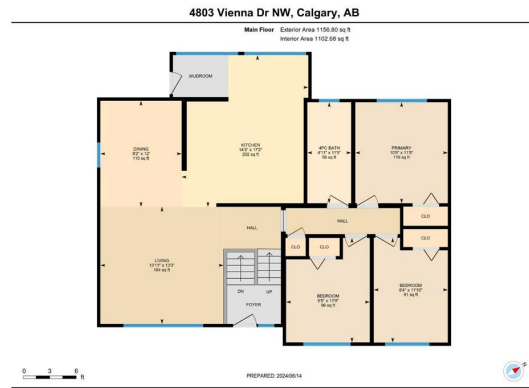
Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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

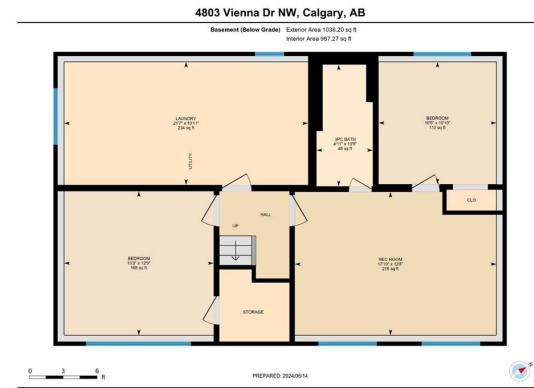








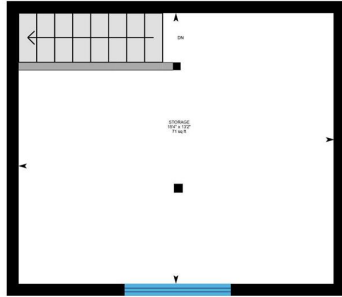
White regions are excluded from total floor area in 3D/4D floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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4803 Vienna Dr NW, Calgary, AB

Detached Garage Loft
Exterior Area 41.57 sq R
Interior Area 19.93 sq R
Excluded Area 181.90 sq R



PREPARED: 2024/06/14



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4803 Vienna Dr NW, Calgary, AB

Detached Garage
Exterior Area 514.09 sq R
Interior Area 415.73 sq R
Excluded Area 9.05 sq R



PREPARED: 2024/06/14



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