



THE
A-TEAM

**RE/MAX
FIRST**

4519 VISCOUNT Drive, Calgary T3A 0N8

MLS® #: **A2158338** Area: **Varsity** Listing Date: **09/09/24** List Price: **\$765,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **5,532 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,188**
 Low Sqft:
 Ttl Sqft: **1,188**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Off Street,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Metal**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Garden**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Perimeter Wall,Poured Concrete,See Remarks**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Electric Range,Garage Control(s),See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`5" x 8`1"
Bedroom - Primary	Main	12`1" x 10`4"
Bedroom	Main	12`4" x 9`0"
Walk-In Closet	Main	4`8" x 4`7"
Game Room	Lower	21`3" x 11`7"
Bedroom	Lower	15`4" x 10`1"
Hobby Room	Lower	9`3" x 9`3"
Walk-In Closet	Lower	4`6" x 3`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`11" x 9`3"
Bedroom	Main	9`6" x 9`5"
4pc Bathroom	Main	9`0" x 4`11"
Foyer	Main	11`9" x 4`3"
Family Room	Lower	15`5" x 11`4"
Bedroom	Lower	12`8" x 9`1"
3pc Bathroom	Lower	9`1" x 5`4"
3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2764JK

Zoning:
R-C1

Remarks

Pub Rmks: **This well cared for 3 Bedroom brick- bungalow located on a quiet rear-yard South Exposure Quiet Street. Close to All amenities including U of C and Market Mall. Over-sized Single Garage with RV parking off the Back Alley. Fully Developed basement with Rumpus Room: the slate pool table stays. Newer F/A Furnace Pool-Table and Accessories**

Inclusions:
Property Listed By: **G.M. Bain Real Estate Services Ltd.**

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











