



THE
A-TEAM

**RE/MAX
FIRST**

4908 VARSITY Drive, Calgary T4A 1A4

MLS® #: **A2160718**

Area: **Varsity**

Listing Date: **09/04/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,131**

Low Sqft:

Ttl Sqft: **1,131**

Lot Information

Lot Sz Ar: **5,478 sqft**

Lot Shape:

DOM

14

Layout

Beds: **6 (3 3)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 12`6"	Bedroom - Primary	Main	13`10" x 10`3"
Bedroom	Main	11`0" x 9`0"	Bedroom	Main	8`11" x 10`3"
Living Room	Main	12`1" x 19`4"	Dining Room	Main	9`3" x 7`0"
Bedroom	Basement	12`5" x 16`9"	Bedroom	Basement	9`4" x 11`8"
Bedroom	Basement	12`8" x 7`11"	3pc Bathroom	Main	9`0" x 14`10"

3pc Bathroom
Laundry
Dining Room
Pantry

Basement
Main
Basement
Main

8`4" x 4`11"
3`3" x 3`0"
11`0" x 12`3"
4`5" x 1`11"

Entrance
Kitchen
Game Room

Main
Basement
Basement

7`0" x 3`6"
9`4" x 9`4"
14`7" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

3615JK

Remarks

Pub Rmks:

Welcome to 4908 Varsity Drive! This recently renovated bungalow seamlessly blends charm and functionality in the sought-after neighborhood of Varsity. With 6 spacious bedrooms, 2 full bathrooms and 200 amp electricity, this home is perfect for families seeking both comfort, convenience and value added. The fully developed basement features a separate entrance, offering a private retreat with 3 additional bedrooms, a second kitchen, a cozy living room, a dining area, and another full bathroom and laundry room with separate washer and dryer. Outside, you'll find an expansive, fully fenced yard complete with a wood deck and patio areas—ideal for entertaining or relaxing outdoors. The double detached garage is easily accessible from both the side and rear lanes, adding an extra layer of convenience. Located just a few blocks from serene green spaces, this home is close to top-rated schools, parks, shopping, major hospitals, the University of Calgary, and public transit. Offering a perfect mix of style, practicality, and comfort, this property is not only a wonderful place to live but also a smart investment opportunity.

Inclusions:
Property Listed By:

2 sets appliances (1 set includes dryer, washer, electric Stove, range hood, refrigerator): one set is at main floor and another set is at basement
Century 21 Bamber Realty LTD.

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