

**4908 VARSITY Drive, Calgary T4A 1A4**

MLS®#: **A2160718** Area: **Varsity** Listing Date: **09/04/24** List Price: **\$768,000**  
 Status: **Active** County: **Calgary** Change: **-\$31k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1966** Abv Sqft: **1,131**  
Lot Information Low Sqft:  
 Lot Sz Ar: **5,478 sqft** Ttl Sqft: **1,131**  
 Lot Shape:

DOM

**108**  
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** Construction: **Concrete, Wood Frame**  
 Heating: **Central, Natural Gas** Flooring: **Hardwood, Laminate, Tile**  
 Sewer: Ext Feat: **Private Yard** 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
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 19`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 7`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 16`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 11`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 7`11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`0" x 14`10"</b>

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: **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**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







