



THE
A-TEAM

**RE/MAX
FIRST**

4228 VOYAGEUR Drive, Calgary T3A 0J4

MLS® #: **A2161638**

Area: **Varsity**

Listing Date: **10/31/24**

List Price: **\$699,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **1,353**

Low Sqft:

Ttl Sqft: **1,353**

Lot Information

Lot Sz Ar: **6,404 sqft**

Lot Shape: **53' wide x 121' deep**

DOM

21

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Level**

Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Aluminum Siding ,Brick

Flooring:

Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**

Int Feat: **Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Basement	6`0" x 8`0"	Bedroom	Basement	14`10" x 10`7"
Laundry	Basement	8`11" x 15`0"	Game Room	Basement	15`8" x 39`11"
Storage	Basement	11`10" x 8`10"	Furnace/Utility Room	Basement	6`0" x 6`5"
2pc Ensuite bath	Main	4`8" x 4`7"	4pc Bathroom	Main	9`1" x 6`10"
Bedroom	Main	9`0" x 12`4"	Bedroom	Main	9`3" x 12`4"
Dining Room	Main	7`11" x 9`7"	Foyer	Main	10`7" x 5`0"
Kitchen	Main	15`1" x 13`2"	Living Room	Main	12`1" x 20`5"

Bedroom - Primary

Main

13`7" x 15`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3473JK

Zoning:

R-C1

Remarks

Pub Rmks:

Varsity for under \$700,000! Solid Nu-West built 3+1 bedroom 1353 sq foot bungalow with oversized double detached garage, located on a no-through street. Choice of top-rated schools nearby including specialized programs like French, Mandarin & Special Needs. Several Junior & Senior High Schools including Sir Winston Churchill are a short distance away, as is the University of Calgary. Very convenient location close to Market Mall, University District, Alberta Children's Hospital, Foothills Hospital, LRT and more! Open and bright living/dining room, kitchen at the back, 3 spacious bedrooms including master with 2 piece ensuite, plus a 4 piece bathroom are all on the main level. The finished basement has a large bedroom (no egress window), 3 piece bathroom and a spacious rec room with wood burning fireplace and wet bar. Occupied by longtime owners. Roof redone 2019. Great private backyard with hot tub, patio, large 18'x26' parking pad, and 23'x23' double heated garage with 10' doors. Paved alley behind is a bonus. Low traffic street with recently built and very effective sound barrier wall. This home offers great possibilities.

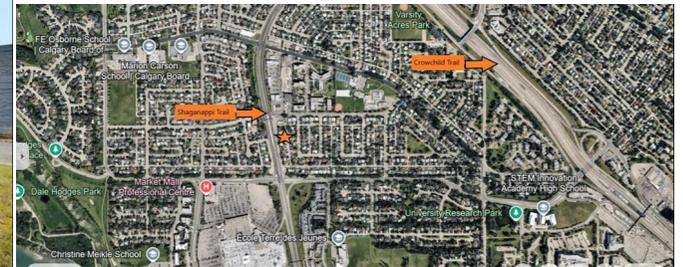
Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

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









4228 Voyageur Dr NW, Calgary, AB

Main Floor Exterior Area 1353.51 sq ft
Interior Area 1249.38 sq ft



4228 Voyageur Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 1281.21 sq ft
Interior Area 1142.25 sq ft

