



THE A-TEAM

RE/MAX FIRST

4903 VICEROY Place, Calgary T3A0T9

MLS®#: A2164732 Area: Varsity Listing Date: 09/13/24 List Price: \$959,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1967
Lot Information
Lot Sz Ar: 7,534 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,363
Low Sqft:
Ttl Sqft: 1,363

DOM
6
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bungalow

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Level, Street Lighting, Underground Sprinklers, Private
Park Feat: Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: Rubber
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Private Yard, Storage
Construction: Brick, Composite Siding, Concrete, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Convection Oven, Dishwasher, Disposal, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Int Feat: Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Ensuite bath, Bedroom, Dining Room, Living Room, 3pc Bathroom, Bedroom, 4pc Bathroom, Kitchen, Bedroom - Primary, Bedroom, Family Room with their respective levels and dimensions.

Storage	Lower	12`5" x 8`6"	Laundry Legal/Tax/Financial	Lower	16`9" x 11`8"
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Title: Fee Simple	Zoning: R-C1	Remarks			
Legal Desc: 3834JK					

Pub Rmks: **Welcome to this renovated spacious family home in the heart of Varsity Acres. Located adjacent to Varsity Ravine Park, a bike ride distance to Silver Springs Golf Course and Bowmont Park. This bungalow is walking distance to St Vincent de Paul elementary/junior high, FE Osborne junior high and Marion Carson elementary, and a 5 minute walk to Dalhousie LRT station, and 5 minute drive to Market Mall, University of Calgary, University District and Childrens/Foothills Hospitals. You will enjoy your large SW facing private yard, fully cedar fenced, with newly laid sod and underground sprinklers in the back (roughed in front), new deck, extended natural gas line, shed, newly poured concrete driveway (2018) and a new oversized heated insulated garage (2018). The main level of this large bungalow was taken down to the studs in 2017 with a full renovation. Nothing was left untouched including new windows throughout, new electrical/plumbing, and ample pot lights throughout. Enjoy entertaining in your LEGACY kitchen including a large island with double convection wall ovens for extra baking during holidays. The second oven is also a speed cook/microwave . Other high end appliances include a Samsung fridge, dishwasher, and gas counter cooktop with ample cupboard space throughout. 3 bedrooms on the main level include closet organizers and a full bathroom with heated floors and tile throughout. Primary bedroom includes California Closets and a heated floor ensuite with custom tiled shower. All blinds are hunter Douglas throughout. Basement has included plans for any further updates, ample storage (large storage room and storage under stairs), 2 additional bedrooms, a third bathroom, wood burning fireplace and laundry room with new Samsung washer/dryer (2019). New furnace and hot water tank in 2021. Hardie board siding and Euroshake 50 year roof on exterior.**

Inclusions:
Property Listed By: **TV bracket in primary
Royal LePage Benchmark**

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











