



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5128 VICEROY Drive, Calgary T3A0v6**

MLS®#: **A2166299**

Area: **Varsity**

Listing Date: **09/19/24**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1967**

Finished Floor Area  
Abv Sqft: **1,970**  
Low Sqft:  
Ttl Sqft: **1,970**

Lot Information

Lot Sz Ar: **6,372 sqft**  
Lot Shape:

DOM

**9**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Garden,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Electric Cooktop,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Solar Tube(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 17`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`7" x 14`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`8" x 15`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`9" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`11" x 12`5"</b>
<b>Bonus Room</b>	<b>Basement</b>	<b>9`11" x 13`6"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 10`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`9" x 16`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 14`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 7`8"</b>
<b>Den</b>	<b>Basement</b>	<b>9`5" x 10`7"</b>

Exercise Room

Basement

14`1" x 19`1"

Game Room  
Legal/Tax/Financial

Basement

25`7" x 16`5"

Title:  
**Fee Simple**  
Legal Desc:

**4308JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this exceptional, oversized, 1970 square foot bungalow in the heart of Varsity. This amazing home offers a newer modern kitchen is the true heart of the home and it will be sure to inspire your inner chef. The sun-soaked kitchen features extensive white shaker cabinetry, a large centre island, quartz counters, double wall ovens, stainless appliances and a beverage fridge. The casually elegant dining room interacts perfectly with the kitchen and is the perfect space to entertain friends and family. The kitchen overlooks the front living space, a great spot to escape and cozy up by the fire with a good book. The spacious great room is the perfect place to unwind at the end of the day and relax with family and provides easy access to the large rear deck (complete with 3 gas lines) and sunny backyard and garden. The main floor is completed with 3 large bedrooms including the secluded primary bedroom, complete with ample closet space and a spa-like ensuite. Down to the basement you will find a large and flexible family room, a large gym area (complete with a built-in wall bed), a massive storage area plus a large hobby room that could easily be converted to a bedroom. Located close to shopping, parks and greenspace, transportation and more. Bungalows this large are hard to find. Book your showing today.**

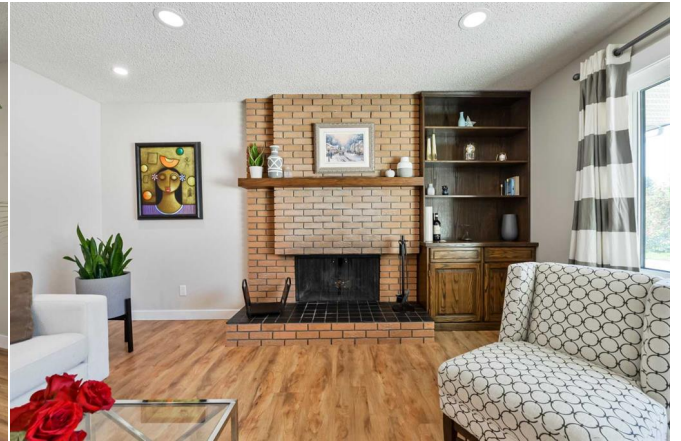
Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

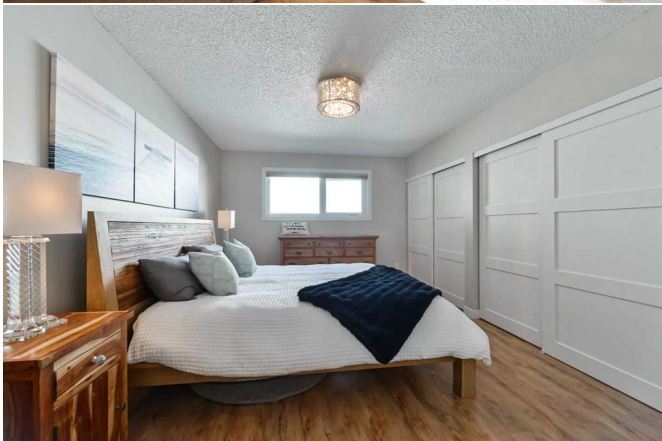
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



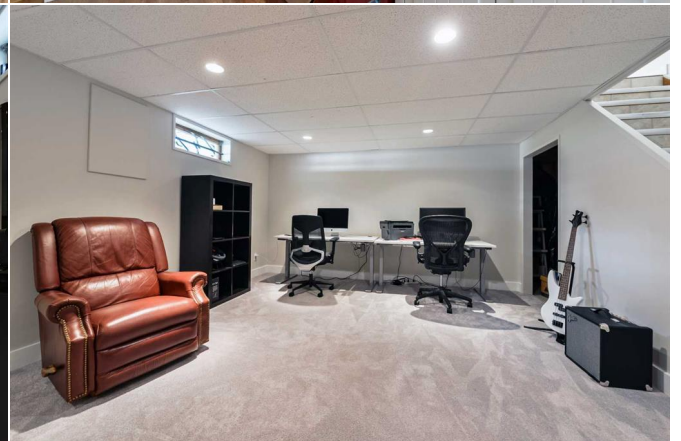




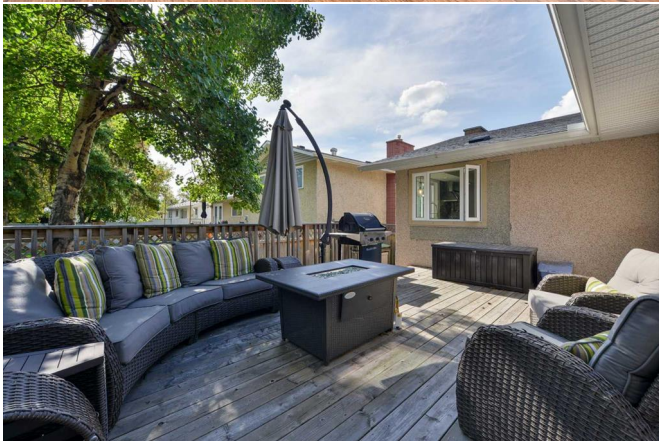




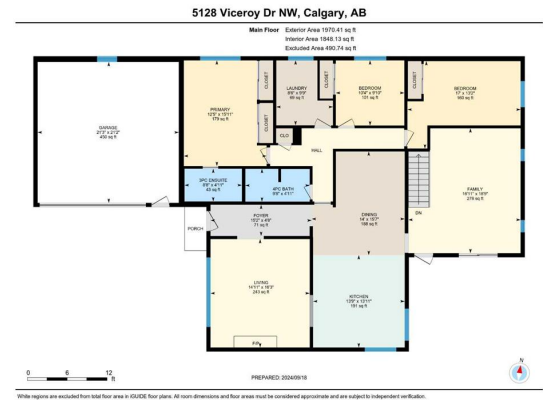






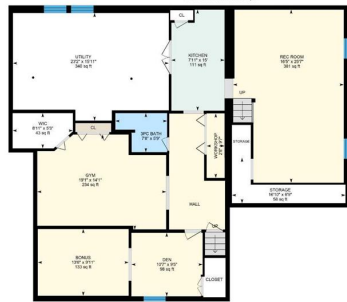






**5128 Viceroy Dr NW, Calgary, AB**

Basement (Below Grade) Exterior Area 1381.95 sq ft  
Interior Area 1269.52 sq ft  
Excluded Area 483.96 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.