



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4629 VIRGINIA Drive, Calgary T3A 0P2**

MLS® #: **A2205518**      Area: **Varsity**      Listing Date: **03/28/25**      List Price: **\$619,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1966**  
 Lot Information  
 Lot Sz Ar: **3,907 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **946**  
 Low Sqft:  
 Ttl Sqft: **946**

DOM

**11**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Attached-Side by Side,Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level**  
 Park Feat: **Alley Access,Concrete Driveway,Garage Faces Rear,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Other,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Water Heater,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Laminate Counters,No Smoking Home**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room              | Level | Dimensions     |
|-------------------|-------|---------------|-------------------|-------|----------------|
| Bedroom - Primary | Main  | 12`7" x 10`5" | Bedroom           | Main  | 11`6" x 8`3"   |
| 3pc Bathroom      | Main  | 8`3" x 7`4"   | Bedroom - Primary | Suite | 11`11" x 9`10" |
| Bedroom           | Suite | 11`0" x 8`2"  | 3pc Bathroom      | Suite | 8`2" x 6`8"    |

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**3094JK**

**R-CG**

Remarks

Pub Rmks:

**Located in the heart of varsity, this four bed, two bath home offers incredible potential! Featuring two bedrooms up, and two bedrooms down. Each level has its own full bath and separate laundry for added convenience. The fully developed self contained lower level provides additional living space with illegal suite. Enjoy your spacious south, facing backyard, and single car garage. Conveniently located close to schools, the University of Calgary, Children's Hospital, Foothills Hospital, Market Mall, and transit. Plus, with quick access to the mountains, downtown and amenities. Don't miss out on this rare opportunity.**

Inclusions:

**Wardrobe**

Property Listed By:

**Park Real Estate Associates Inc.**

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



