

**4228 Voyageur Drive NW  
Calgary, Alberta**

**MLS # A2161638**



**\$699,999**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Parking Pad, RV Access		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

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.