



GRASSROOTS
REALTY GROUP

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5112 Viceroy Drive NW
Calgary, Alberta

MLS # A2343927



\$729,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, See Remarks		

Inclusions: Refrigerator, stove, microwave, washer, dryer

***ATTENTION INVESTORS *** 2-BEDROOM BASEMENT LEGAL SUITE | OVER 2,300 SQ. FT. DEVELOPED LIVING SPACE | OUTSTANDING VALUE Welcome to Varsity! This well-located property offers 5 bedrooms, 2.5 bathrooms, and over 2,200 sq. ft. of developed living space, making it an excellent opportunity for homeowners, investors, or those looking for additional rental income. The main floor features 3 bedrooms and 1.5 bathrooms, including a convenient 2-piece ensuite in the primary bedroom. The lower level offers a renovated 2-bedroom basement legal suite, with its own separate laundry, full bathroom, stainless steel appliances, and a spacious open-concept living area. Previous rents were \$2,600 for the main level and \$2,200 for the basement legal suite, providing strong income potential. Enjoy a large backyard with prime lot with fruit trees and a fantastic Varsity location close to parks, schools, shopping, and public transit. Priced well below the City of Calgary assessed value—don’t miss this opportunity! Call today to book your private showing.