



GRASSROOTS
REALTY GROUP

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4620 Voyageur Drive NW
Calgary, Alberta

MLS # A2347252



\$919,900

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: fridge and stove in basement

Welcome to Varsity. This former Calgary Stampede Show home could be yours. Hardwood floors though out the main. The master bedroom has a 2pc ensuite, 2 more large bedrooms and a massive Living/Dinning room. Eat in Kitchen with quartz countertops. 2 bedroom suite in the basement, Plus a large laundry room with storage. Newer Furnace and Hot Water tank. Insulated 2 car garage with a natural gas hook up for a heated garage. Beautiful yard with a large patio and gardens. Oversized lot at 19.5 meters of frontage.