



4204 Voyager Drive Calgary Alberta

\$775,000

INVESTOR SPECIAL -- 3 BEDROOM BASEMENT -- \$5,000+/MO (How much the seller was getting earlier, ask me how)-- This ill-legally suited bungalow at 4204 Voyager Drive NW is located in the heart of Varsity, one of Calgary's most in-demand rental markets--steps from the University of Calgary, Market Mall, University District, Brentwood TRAIN STATION, and top schools. This is a rental great for students, professionals or families looking for great schools. You get them all. Sitting on a large corner lot with R-CG zoning, The frontage is 46.5 feet, back is 66.3 feet and depth is 100 feet. There is back and side alley access and this home features separate entry, 2 full kitchens, shared-coin laundry, quartz/laminate counters, hardwood & tile flooring, and 6 total great sized bedrooms (3 up, 3 down). The seller was getting \$2,400 up (\$800 per room) + \$2,100 (700 per room) down + \$510 in utility recovery = \$5,010/month | \$60,120/year. Exterior perks include UPDATED furnace (approx. 2019), UPDATED hot water tank (approx. 2019), UPDATED roof with higher grade shingles. fenced backyard, deck, patio, and a large double detached garage. Ideal setup for investors, house hackers, or multi-gen families. You can walk to the University of Calgary, Market Mall and even the University District. Book a showing with your favorite Realtor today. (id:6769)

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 10.75 Ft x 14.00 Ft

Bedroom 14.83 Ft x 8.83 Ft

Bedroom 10.92 Ft x 13.75 Ft

Kitchen 7.75 Ft x 10.33 Ft

Laundry room 9.00 Ft x 8.83 Ft

Recreational, Games room 25.50 Ft x 14.58 Ft

Furnace 6.75 Ft x 7.08 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Bedroom 9.50 Ft x 9.58 Ft

Bedroom 9.00 Ft x 14.83 Ft

Breakfast 5.83 Ft x 9.25 Ft

Dining room 7.92 Ft x 9.42 Ft

Foyer 11.17 Ft x 4.50 Ft

Kitchen 9.08 Ft x 12.17 Ft

Living room 12.08 Ft x 19.17 Ft

Primary Bedroom 12.17 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker



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