



4804 VOYAGEUR DRIVE NW Calgary Alberta

\$739,900

PRICE REDUCED! ATTENTION INVESTORS AND DEVELOPERS. Large 64*120 lot in the highly sought-after NW community Varsity. Zoned currently RC2 with new blanket rezoning and newer duplex infill next door, the lot creates lots of potentials. The bright bungalow boosts over 1,000 sq. ft on the main floor, and full basement illegal suite with complete separate set of laundry offers you great rental income. There are many upgrades were done in the past year including new LVP flooring, a fully renovated bathroom in the lower level and fresh new paint and appliances on the main level. The main level offers two large bright bedrooms while the lower includes three additional bedrooms with large windows. A double garage with RV parking, ample street parking at the front and the back of the house. Ideally situated to all amenities and schools, with 5 mins to U of C and Market Mall, walking distances to community schools. Don't miss this great rental income generator with \$4300/month, schedule your viewing today. (id:6769)

Living room 15.08 Ft x 12.17 Ft
 Bedroom 8.00 Ft x 11.33 Ft
 Bedroom 8.00 Ft x 11.08 Ft
 Bedroom 13.17 Ft x 10.67 Ft
 Hall 3.08 Ft x 12.50 Ft
 Other 12.50 Ft x 11.17 Ft
 3pc Bathroom 5.25 Ft x 9.00 Ft
 Laundry room 4.75 Ft x 8.83 Ft

Bedroom 12.25 Ft x 14.83 Ft
 Living room 13.33 Ft x 17.58 Ft
 Laundry room 6.42 Ft x 6.00 Ft
 3pc Bathroom 12.25 Ft x 5.92 Ft
 Hall 5.42 Ft x 16.50 Ft
 Primary Bedroom 13.83 Ft x 19.25 Ft
 Kitchen 12.25 Ft x 17.67 Ft

Listing Presented By:



Originally Listed by:
 eXp Realty

<https://yichenwang.exprealty.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca