

5112 Viceroy Drive Calgary Alberta

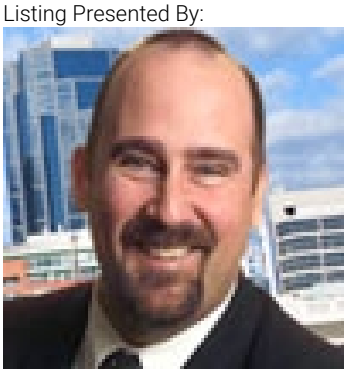
$729,500

2-BEDROOM BASEMENT LEGAL SUITE | NEW DECK | NEW PAINT | NEW FLOORS | 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. (id:6769)

Kitchen 8.75 Ft x 11.75 Ft
Laundry room 12.50 Ft x 9.50 Ft
3pc Bathroom 5.17 Ft x 9.08 Ft
Bedroom 9.92 Ft x 11.92 Ft
Family room 16.67 Ft x 11.92 Ft
Bedroom 14.58 Ft x 11.92 Ft
Bedroom 11.75 Ft x 14.92 Ft
Other 8.17 Ft x 6.25 Ft
Dining room 8.42 Ft x 8.25 Ft
Living room 11.92 Ft x 15.67 Ft

Laundry room 3.00 Ft x 3.33 Ft
4pc Bathroom 9.92 Ft x 6.92 Ft
Sunroom 12.00 Ft x 12.25 Ft
Kitchen 9.92 Ft x 15.67 Ft
Bedroom 12.08 Ft x 10.08 Ft
Bedroom 11.50 Ft x 9.83 Ft
2pc Bathroom 4.08 Ft x 5.25 Ft
Other 4.17 Ft x 5.00 Ft
Primary Bedroom 10.42 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Blue Sky

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RE/MAX Realty Professionals

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