

4204 Voyageur Drive NW
Calgary, Alberta

MLS # A2228539



\$775,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1966 (59 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: 2 Electric Stoves, 2 Refrigerators

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 Voyageur 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.