



GRASSROOTS
REALTY GROUP

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4208 Voyageur Drive NW
Calgary, Alberta

MLS # A2234390



\$709,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Irregular Lot, Level		

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

Inclusions: N/A

Nestled in the heart of sought-after Varsity on a quiet no-through street, this beautifully updated bungalow offers 1,130 sq ft of stylish living space with modern upgrades throughout. The main floor features three generously sized bedrooms and a fully renovated 4-piece bathroom, complemented by refinished and stained original hardwood flooring and fresh baseboards and casings that lend a sleek, contemporary feel. A spacious formal dining area flows seamlessly into the inviting living room, where a charming wood-burning fireplace creates a cozy focal point. The bright kitchen boasts stainless steel appliances, room for a small table or breakfast nook, and overlooks the lush, fenced backyard. Enhanced by a stunning brick facade, this home also features newer windows that flood the interior with natural light. Outside, enjoy mature trees, brand new mulch, a large double detached garage, a paved alley, and a convenient dog run. The partially finished basement includes a full 3-piece bath and is framed and ready for your personal touch. Enjoy being steps from Market Mall, top-rated schools, U of C, Foothills & Children's Hospitals, the LRT, and public transit. This is Varsity living at its finest—move-in ready with exceptional potential.